



Braesmont Civic Club

MEMBER MEETING

APRIL 25, 2019

Harris County Mosquito Control

- ▶ Introduce **Rebecca Riley, Health Education Specialist**
 - ▶ 15 minute presentation followed by 5 minutes Q&A
 - ▶ Discussion of pilot project in our area to control mosquitos – need some home owners to agree to use their yards/drains as test sites.
 - ▶ What can you do personally to control mosquitos?
 - ▶ What can we do as a neighborhood?
 - ▶ Do we need a separate contract for mosquito control?

1. Meeting called to order at 7:00 PM by Kay Swint
2. Minutes of last meeting 3/1/2018 approved.
3. Treasurer's report presented and approved
 - 3.1. Income to-date in 2018 - \$2,800.14
 - 3.2. Expenses to-date in 2018 -\$9,973.58
 - 3.3. Assets - \$22,113.19
4. Real Estate Update presented by Pascale Smith (BCC member & Real Estate Agent)
5. Kay presented a review of BCC activities during the past year
 - 5.1. In a straw vote, the majority of the attendees preferred continuation of the current mosquito spraying program. We will renew for 2019 and attempt to get a speaker for Harris County Mosquito control attend an upcoming meeting.
 - 5.2. Our 2019 BCC Membership drive is underway. Members may pay their 2019 dues of \$40 by check or PayPal at the BraesMont.org web site.
 - 5.3. As a member of Super Neighborhood 31(Greater Meyerland), we have a the ability to provide stakeholder input and develop working relationships with city and county employees and leaders.
 - 5.4. **The BCC wants to continue to improve our communications by updating our email address list. If you did not receive an email invite to the Dec 6 BCC meeting, please send a current email address to Board@braesmont.org.**
 - 5.5. BCC Board plans to reach a decision on the Deed Restriction Amendment by mid Feb 2019. If we are close to approval in Braesview Terrace and Braesmont Section 1, we could extend the drive.
6. Harold Eaton presented a status review of the deed restriction amendment initiative to establish a Constable Safety Patrol and the necessary conversion from a Civic Club to a Property Owners Association.
 - 6.1. A majority of owners has approved the Deed Restriction Amendment (Braesmont Section 2, Braesmont Sect 4, Kingston Terrace)
 - 6.2. We do not yet have a majority of owners in Braesmont Section 1, BraesView Terrace, Braesmont Section 3. [See BCC Safety Initiative Attachment]
7. After a Q&A session, the meeting was adjourned at 8:45.

Financial Statement

Statement of Financial Position	
As of end Q1 2019	
Assets	
Current Assets	\$20,149.59
Cash on Hand	
Legal Retainer	\$ 2,500.00
Total Assets	\$ 22,649.59
Liabilities & Net Assets	
Liabilities	0
Net Assets	
Unrestricted	\$13,594.28
Restricted	\$ 6,555.31
Temporarily Restricted	\$ 2,500.00
Total Net Assets	\$22,649.59
<u>Total Liabilities and Net Assets</u>	<u>\$22,649.59</u>

Election of Officers

- ▶ Thank outgoing officers Cyndy Sax VP and Trish Figueroa TR for their service
- ▶ Nominations Committee Officer Slate – for 2019
 - ▶ Kay Swint, President
 - ▶ Harold Eaton, VP
 - ▶ Michelle-anne Small, Secretary
 - ▶ Joan Seuser, Treasury
- ▶ Accept Nominations from the floor
- ▶ Vote by show of hands if no additional nominees. Otherwise vote by ballot for contested election.
- ▶ Request motion to add new Treasurer to have signature authority on our BCC business checking account at Capital One bank.

Braesmont Block Captains

STREET	5300 Block	5400 Block
Maple	Mari Carmen Wiedemann	David Veale
Edith	Marilyn Martin	Gordon Sanz
Beechnut	Michelle-anne Small	
Carew	Cecile Alemany	Kay Swint
Darnell	Stella Jares	Harvey Krieg
Indigo		Mary Luckey
Grape	Pascale Nicolet	Roland Fernandes
Jackwood		
Jason	Harold Eaton	Joann Seuser
Imogene	LaQuita Buffone	
Ariel	N/A	Trish Figueroa

Block Captain Roles

- ▶ Serve as primary liaison on your assigned block between officers/directors and our residents.
 - ▶ Distribute flyers before the twice yearly meetings.
 - ▶ Welcome new neighbors on the block
 - ▶ Keep current contact information for BCC database on owners/residents as available
 - ▶ Participate in membership drives
 - ▶ Identify block issues that need attention or will improve communication
 - ▶ Attend civic club membership meetings when possible and 3-4 block captain meetings per year
 - ▶ If Street Director, also attend Board meetings.

Proposed Bylaws Revision

Bylaws revision committee and reviewers: Kay Swint, Harold Eaton, Gordon Sanz, Joann Seuser and Stella Jares

- ▶ Last amended 1996 (23 years ago), before social media and widely available internet
- ▶ Meetings in current bylaws are 4/year on specific dates. People want fewer meetings and we need better attendance. Proposing 2 meetings per year with flexibility on dates.
- ▶ Change from specific dues written in the bylaws. Most organizations bylaws describe how dues are established and increased, but do not identify set amount in the bylaws. This is what we propose.
- ▶ Needed to add to the purpose that we seek to maintain compliance with deed restrictions and city ordinances.
- ▶ Clarified that written notice may include electronic media.

Bylaws – Overview of changes

- ▶ Elections have been conducted by show of hands, but bylaws specified a closed ballot. For sake of efficiency and in recognition that few elections are contested, we propose the show of hands approach.
- ▶ Modified Secretary to maintaining key official records, but not all records or written notices of the BCC.
- ▶ Clarified the role of Block captains and Street Directors.
- ▶ Removed language about Legal Defense Fund, which had been originally written to remain in bylaws until 2006, to assure that Braesmont Section 1 decided how funds would be used.
- ▶ Small punctuation and grammar changes made.

Greater Meyerland Super Neighborhood 31 updates by Kay

- ▶ From Matt Zeve, Deputy Exec Director of Harris County Flood Control District
 - ▶ Brays Bayou Channel widening complete by end of summer 2019 (through Fondren).
 - ▶ Bridges: (Widened and lifted to reduce obstruction of flood water and make more efficient).
 - ▶ Hillcroft completely shut down in May or June 2019. Estimate up to 8 month project.
 - ▶ South Rice and Chimney Rock will have lane closures, keeping one side open by making 2 way. Fix these at separate times. Not yet determined when; using traffic service engineers to help determine schedule.
 - ▶ Buffalo Speedway delayed until around January 2020 (main AT&T trunk lines for entire city run through that bridge. Can't remove those until December 2019.
 - ▶ All Brays Bayou bridges are scheduled to be finished by end of 2021; some may run into early 2022.
 - ▶ Detention
 - ▶ Challenging to find available land.
 - ▶ Ruffino Hills is being reviewed. HCFCD has not ruled out but needs to complete environmental health impact.
 - ▶ Still targeting home acquisitions in spots that are clearly low and expected to continue flooding
 - ▶ Brays Project:
 - ▶ Channel widening accounts for 80% of improvement; Bridge lifting accounts for the remaining 20%.
 - ▶ Flood maps are completely outdated. NOAA is revising; Will put many in flood plain who weren't there before.

Super Neighborhood 31

- ▶ David Robinson – Council seat at large
 - ▶ Nuro autonomous vehicles: permission can't be withheld by the city. The state of Texas reserves the right to decide.
- ▶ Lt. Jose Torres HPD Southwest Houston Evening Commander
 - ▶ HPD is working with Meyerland and SN 31 to respond to complaints about 2 party houses on Braeswood. Started handing out citations for illegal parking, intoxication, noise. Succeeded in proactively closing down a party scheduled tonight.
 - ▶ Meyerland is working on amending deed restrictions by section to prohibit short term rentals less than 90 days.
- ▶ Short term rentals: 2 Texas bills HB3778 and SB1888 seek to limit even more the ability of civic clubs and POAs/HOAs to limit short term rentals. **If you have an opinion**, contact your state senator (Joan Huffman) or representative (Sarah Davis). To find contact information: <https://fyi.capitol.texas.gov>
- ▶ Alyce Coffey, COH Solid Waste – Heavy trash will remain behind schedule until 2020. Lack of available vehicles. Expect full complement of trucks in 2020.

An example of city ordinance and deed restriction violation



Update on concerns/violations of deed restrictions, city ordinances

- ▶ 311 and/or HPD Differential Response team
 - ▶ Abandoned home on Beechnut with broken windows, open doors, high grass, garbage in yard, construction materials scattered. Being investigated by DRT. Owner is a house flipper. 4/25 update: Will be boarded up while city pursues action against owner.
 - ▶ Possible violation of residential use of house at another Beechnut address. Working with leasing agent.
 - ▶ One junk car removed after working with owner. Good response.
 - ▶ One mowed lawn after notifying owner. Did not need to use 311.
 - ▶ One house on Indigo under construction but slow progress and has open sides. Discussions with contractor. Actively working with city to secure permits. Expects approval in April.

Nob Hill and Villages of Meyerland

- ▶ Villages manager Jeff Randolph no longer with Greystar. Left within the last 2 months without notifying SN31. New Manager is Monica Leal. We will meet within next 2 weeks. Want to include LaQuita Buffone, Block Captain on 5300 Imogene, in the meeting.
- ▶ Nob Hill manager is Sandra Morfin. She reports that they are having better success in finding clients, by raising rates, changing specials and more intense background checks. Evictions are down as a result.

Violent crime

- ▶ 5300 block of Carew
 - ▶ Landscapers held up at gunpoint by 2 men
 - ▶ Victims collected license plate number and reported to police
 - ▶ Cyndy Sax worked with Ellen Cohen's office to get follow-up report from Captain Null's office (HPD Southwest Command Station)
 - ▶ Stolen vehicle found. Had been reported for a total of 6 similar incidents in our area.
 - ▶ Driver admitted participation in all 6 crimes. He is arrested and charged with 4 of the crimes (ours is not included).
 - ▶ Concern about whether additional arrests will be made. Continuing communication with Ellen Cohen's office and Captain Null.
 - ▶ Extra patrols added to our area temporarily by Captain Null's office

Recognition of Member Contributions.

- ▶ Help BCC move forward by getting involved:
 - ▶ Social and welcome
 - ▶ Beautification
 - ▶ Legal/deed restriction/city ordinance compliance
 - ▶ Communication planning/newsletter
 - ▶ Security

THANKS FOR STEPPING FORWARD:

MICHAELE BROWN FOR PLANTING FLOWERS IN OUR BRAESMONT MARKER AT CHIMNEY ROCK AND BEECHNUT.

ROBERT COPE FOR PROVIDING COMMUNICATION SUPPORT AS WEBMASTER

MICHELLE-ANNE SMALL FOR LAUNCHING OUR MAIL CHIMP PROJECT

GORDON SANZ AND HARVEY KRIEG FOR PROVIDING MEETING SET UP AND INPUT INTO PLANNING

Plus all the neighbors who sponsored Neighbors Night Out in October and those who helped with our deed restriction amendment signature drive.

Punching up our Braesmont sign

Watch the flowers grow



Other ideas

- ▶ US flag for patriotic holidays (Rotary Club will take care of for \$50/year.)
- ▶ Center "Deed Restricted"
- ▶ More plantings – who has landscaping knowledge?
- ▶ How do we maintain the plants?