

**Old Braeswood Property Owners Association**  
**Membership Meeting**

April 18,2018

2240 Bellefontaine Blvd., Houston Texas  
(home of Linda Joekel)

**Minutes**

1. The meeting was called to order at 7:30 p.m. by the president, Mrs. Andrea Lapsley.
2. **Presentation: Chapter 19's impact on Old Braeswood:** Mr. Matt Probstfeld from Houston City indicated that floodplains are designated 100-year floodplains as well as 500-year floodplain. In any given year the chances of flooding are 1% or 0.2% respectively. Most of Old Braeswood is about 47 feet elevation and is in 500-year floodplain. Certain areas of Old Braeswood such as 2300 underwood are in 100-year floodplains. Chapter 19 currently applies to 100-year floodplains only; with the new changes it will apply to 100-floodplains as well as to 500-year floodplains. The city is currently recommending building new homes 3-5 feet higher than what we are currently building. The city is using the same old flood maps for years, it is too slow to update the flood maps and will have no new flood maps for the coming two years. The changes in chapter 19 do not attach the real problem of poor drainage that leads to flooding. After Alison, the drainage was greatly improved in the medical center and that decreased the chances of flooding in our area. FEMA insurance will work on 100-year floodplains.
3. **Old Braeswood Patrol:** Lt. Garza, Seal Security Operations: The Seal Security helped to improve security in our neighborhood; they are available and respond 24/7, whether they are on duty or not. They recommend letting them know if a resident will be on vacation, to lock the home's doors and to have car doors locked. For 24 hours dispatch, call (713-422-2770). Some neighbors reported delays in their response to their calls.
4. **Minutes of the previous meeting** were presented by Samia Khalil. They were reviewed and approved by the members.
5. **Treasurer Report:** the annual fees are spent at the same rate it comes in. The annual fees per family are \$300/year, and 67% of neighbors paid their dues.
6. **Committee Reports and announcements:** Christine Manca indicated that the Block Captains have been participating in POA and neighbors activities; Sally Miller announced that the directory will go to press this summer and asked to ensure that our contact information is up to date ; Mr. Joe Manca announced that the Preservation Committee will be organizing another Neighbor-to-Neighbor Tour of Old

Braeswood in November; Krista Heidersbach indicated that the annual Party in the Park will be on Sunday, May 6, 2018 at Old Braeswood Park. Paul Sanders & Carroll Shaddock announced that the Tree Committee is looking for more members and volunteers. G.G. Hsieh indicated that Old Braeswood Garden Club is the oldest garden club in the City and that there will be a flower show on April/22/18.

- 7. Architectural Review Process ad-hoc Committee update:** John Eldridge and Joe Fischer gave the Committee's report. John Eldridge described the current process in reviewing plans submitted by a homeowner for new construction or renovation. The process is time consuming, and it is essential to have a volunteer committee and paid assistance. Committee member Joe Fischer did an excellent job leading the committee, hosting a public meeting, researching procedures and policies in other neighborhoods. He interviewed association and city officials; looked at resources: volunteers or paid; and reviewed best practices from other areas including whether applications should it be made public to association members. Joe noted that paid resources improve communications by bringing all parties to the table: owners, builders, the neighbors and the committee. The committee identified the need for an inspector to check progress on various projects to ensure compliance with approved plans to identify deviations early. More information needs to be added to the website with the goal of decreasing cycle time. Updates will include clarification about projects requiring ARC review and the review process.

A neighborhood meeting on ARC matters is planned for May 2<sup>nd</sup>, 7-8 p.m. at 2430 Glen Haven.

- 8. Deed Restrictions - Threat to Braeswood Addition:** John Eldridge & Howard Merrill. Mr. Merrill indicated that a replat application to build 4 townhomes at 2405 Dorrington has been submitted to the city. This application has since been amended to subdivide the lot in order to build two townhomes. A typographical error in the Braeswood Addn. restrictions created ambiguity. The awkward punctuation (which may have been a typist's error at the County Clerk's office) left 10 lots in Braeswood Addition at risk for possible future. If left as is, 9 other lots in Braeswood Addition and the homes surrounding them could be impacted. Members present voted to amend the deed restrictions to correct the error and to clarify that the lots may not be further subdivided and that they are for single family use only. Volunteers signed up to help distribute and collect the ballots in support of the amendment.

- 9. Adjournment.** There being no other Business, the meeting adjourned at 9 pm.

Respectfully Submitted,  
Samia Khalil, M.D.