

# Old Braeswood Property Owners Association

## Membership Meeting

April 2, 2019

2530 Maroneal Blvd. (home of Drs. Monira Hamid & Azam Kundi)

### Draft Minutes

1. **Welcome & Introductions.** Julie Cohn, the president, called the meeting to order and determined that a quorum was present. Then, she thanked Drs. Monira and Azam Kundi for hosting the spring meeting of the POA in their lovely large home.
2. **Guest Speakers:**
  - a. Mr. Rusty Lanin, Harris County Flood Control Manager updated OB neighbors about the Flood Control & Bayou Bridges project. It will cost \$480M and is the largest project done in the last 20 years. It will reduce the risk of flooding as it stores water in 4 large underground basins and it increases the capacity to store water by 30%. It has 32 bridges, 16 of them are already done. The bridges will be higher, wider and larger. He specifically spoke about replacing the Greenbriar Bridge, its construction, the expected traffic jams, closure of streets and indicated that signs to direct the traffic will be posted.
  - b. Houston City Council Member At -Large Amanda Edwards indicated that the City has been facing many difficult challenges since Harvey. There is a significant gap between revenues and expenses and this gap must be closed. She spoke about the recent approval of Prop B for Fire Department pay and benefit parity with Houston Police. However, the City does not have the funds (~\$100M) to cover the increase. Currently they are in the middle of a lawsuit, and the City has had to issue lay-off notices which can affect city services. CM Edwards also answered questions from members about the city budget and commented on recycling collection.
  - c. Old Braeswood Patrol (SEAL Security): Lt. McFadden indicated that since the November annual meeting there have only been three crime incidents. However, crime in nearby areas is increasing: 480 incidents in the last 6 months. There is a spike in auto burglaries and in parking lot robberies.
3. **Update on Deed Restrictions Amendment Campaign:** Christine Manca & Kellie Nwokedi reported that the amendment campaign is going on well and the association expects to achieve the required support by mid-June 2019. Although the old racial covenants have been unenforceable for many years, the offensive language remains in the restrictions. Approval of the amendment will allow OBPOA to remove the offensive language from the website and documents it provides to owners. OBPOA is taking action on the three recommendations of the Ad-hoc committee:
  - (1) The Executive Committee adopted a resolution disavowing the offensive language in the 3 sections of Old Braeswood, which has been filed of record with the County and will appear in future title searches.
  - (2) OBPOA initiated a deed restriction amendment campaign to remove the offensive language in all sections.
  - (3) OBPOA established a voluntary fund to offset legal expenses for the amendment initiative.

There are 309 properties in OBPOA and support from 75% (233) of owners is needed to approve the initiative.

Kellie and Christine thanked the block captains for helping with the campaign and collecting the ballots.

4. **Minutes** of the November 2018 Annual Membership Meeting were presented by Samia Khalil. They were reviewed and approved by the members.
5. **Treasurer's Report:** Bill Marchbank indicated that the legal expense since January first, 2019 was \$2,550.00, much less than the year before. The ending balance as of the meeting date was \$48,493.01
6. **Committee Reports**
  - a. Architectural Review: Paul Sanders indicated that the ARC guidelines were approved in January and they are helping. Currently, there are four homes under construction.
  - b. Trees: Paul Sanders said that since 2006, 900 trees have been planted in the neighborhood by the Trees for Old Braeswood project. There is a balance in the fund of just over \$20,000 which is enough to cover up to 75 new trees. The committee is working on planting 50 new trees on Dorrington.

Paul reported that ball moss is an invasive plant that looks like a ball and is often found clinging to limbs of our live oaks and the crape myrtles at the park. It is harmful when it so heavily populates a limb that the leaves cannot get adequate sunlight. Ball moss prefers an environment with low sunlight and high humidity, and the interior limbs of the trees are ideal. Ball moss can be controlled by picking, pruning, or spraying - or a combination.
  - c. Enforcement: John Eldridge reminded members that the deed restrictions of OB prohibit commercial activities. Putting commercial signs in front of a home is not allowed. Short term rentals such as VRBO and AirBnB are not permitted. They create noise late at night, heavy parking demands on the street, limiting access to driveways, parking on lawns, trash not put out or put out on the wrong day.
  - d. Block Captains. No report other than they have been working hard on the restriction amendment effort.
  - e. Garden Club: The next luncheon will be held on April 14 at the home of Maribel Reuter.
  - f. Social Events: Krista Heidersbach: The POA Party at the Park is set for April 28. Volunteers are needed to help with the event. A coffee for new neighbors will be held in September. Volunteers are also needed to help with that event.
  - g. Directory: Sally Miller is planning to update the Directory and is looking for volunteers to assist.
7. **Other Business:** Julie Cohn asked Evalyn Krudy and Sally Miller to discuss problems associated with the apartment building under construction on Main Street at Morningside:
  - a. There is excessive trash blown across Main Street onto properties at Morningside and Main. Evalyn thanked the neighbors who have been picking up the trash. All neighbors were encouraged to report issues to 311.
  - b. The median across from the new apartments has been altered so that one can no longer turn left onto Main St. from Morningside. Evalyn plans to discuss this with the city.
8. **Meeting Adjourned** at 8.45 p.m.