

Old Braeswood Property Owners Association
(Draft 3) Minutes of the Executive Committee Meeting
January 25, 2022

Via Zoom

- I. **Call to order:** Samia Khalil, President, called the meeting to order at 7:03 p.m.

Attendance by Executive Committee: Samia Khalil, Julie Cohn, Chad Mason, John Eldridge, Ann Garnett, Alex Roberts, Fred Steves, and Daniel Parker.

Also present: Linda Joekel (incoming Secretary); George Hittner (Beatification Ad Hoc Committee Chair); Paul Sanders (ARC Chair) & Jordana Slawin (ARC member); Krista Heidersbach (Social Committee Chair); Christine Manca (Block Captains/incoming Newsletter); Maribel Reuter (Welcome Committee chair); Alicia vonGreisman (Garden Club Liaison) and Evalyn Krudy, Executive Director. In addition, neighbors representing 20 households were in attendance electronically.

- II. **Minutes** of the following meetings were approved as presented by acclamation:

Exec. Comm. Regular Meeting, Sept. 21, 2021

Exec. Comm. Special Meeting/Hearing for 2351 Kelving (McCoy -front setback of addition), Nov. 10-11, 2021

Annual Meeting of the Association, Nov. 16, 2021

Exec. Comm. Special Meeting with Legal Counsel Jan. 5, 2022

Exec. Comm. Special Meeting/Hearing for 2401 Maroneal (Triche -windows), Jan. 11, 2022

- III. **Treasurer's Report:** Mr. Mason presented the Treasurer's report and noted that the year ended with approximately \$25,000 in excess funds. Several invoices for 2021 were paid in 2022 and will be reflected on the 2022 financials. A MOTION was made and seconded and passed unanimously to accept the Treasurer's Report (JC 1st/AR 2nd).

- IV. **Budget:** Mr. Mason presented the budget draft for 2022 which was based on actual expenses in 2021 and expected increases due to inflation and expected activities in 2022. A MOTION was made and seconded and passed unanimously to approve the 2022 Budget (JE 1st/FS 2nd).

- V. **Consent Agenda:**

- a. Ratification of actions taken outside of a meeting:

i. *Approve creation of an ARC Ad Hoc Committee. The committee will consist of Fred Steves (chair), Erica Hittner and Alex Roberts. This committee will study the ARC process over the past 5 years to determine whether changes are needed and how the adoption of the 2019 Guidelines have impacted the review process. (11/20/21)*

ii. *Approve appointment of David Singer to the Ad Hoc ARC Review committee to replace Erica Hittner who resigned on 1/11/22. (1/19/22)*

iii. *Approve appointment of Tommy O'Neil to the Architectural Review Committee as an interim member. (1/19/22)*

iv. *Approval to the Signed Resolution for the creation of new Ad Hoc Beautification Committee and new dedicated bank account. (1/18/22)*

A MOTION was made and seconded and passed unanimously to approve these items (JE 1st/AG 2nd).

- b. Approval of new Bank Account Signers:

i. *Remove Mike Kelly as signer on the OBPOA Operating, Book Fund and Restrictions Fund accounts and replace with Chad Mason. Samia Khalil will remain a signer on all accounts.*

ii. *Create new bank account at Frost Bank for the new Beautification Fund. Account signers will be Samia Khalil and Chad Mason.*

A MOTION was made and seconded and passed unanimously to approve the signatories and new account (JC 1st/FS 2nd).

VI. New Business

A. *Executive Committee Vacancy:* Samia introduced Linda Joekel and read a short biography about her. A MOTION was made and seconded and passed unanimously to approve her as the new Secretary on the Executive Committee (FS 1st/JC 2nd).

B. *Confirmation of Appointments of Standing Committee Chairs, Liaisons, and Representatives:*

Samia thanked Susan Teich for her years of service as the Newsletter chairman and neighborhood historian.

A MOTION was made and seconded and passed unanimously to approve the list of chairpersons, liaisons and representatives as presented (AR 1st/FS 2nd).

C. *Renewal of contracts for 2022:* Cypress Creek Mosquito Control (3 yr), SEAL Security Inc.

Cypress Creek has returned a contract for 2022 through 2024 at a rate of \$73.50 per weekly visit. This is a \$3.50 increase over the 2021 rate. There is no need to act on the SEAL contract as it is self-renewing and has a two-week cancellation provision. The Ad-Hoc Security committee will be making recommendations at the next meeting concerning the patrol provider and contract provisions. Evalyn noted that state law now requires that "an association that proposes to contract for services that will cost more than \$50,000 shall solicit bids or proposals using a bid process established by the association." The Security Ad Hoc Committee's report will be included in the next newsletter.

A MOTION was made and seconded and passed unanimously to approve renewal of the Cypress Creek Mosquito Control contract for 3 years (JC 1st/JE 2nd).

D. *Request to address unkempt yards and yard art*

Discussion was had concerning that state of certain yards and yard art in the neighborhood. This issue will be discussed in conjunction with the new beautification committee for suggestions to help improve the appearance of properties in the neighborhood.

E. *Comments from Neighbors:* The Executive Committee heard suggestions and fielded questions from several neighbors.

Krista Heidersbach, Social Committee chair, reported that she is planning a series of monthly Food Truck Nights beginning in the Spring.

VII. **Adjournment:** There being no further business, Dr. Khalil accepted a motion to adjourn the meeting at 7:41 p.m. (FS 1st/AG 2nd)