

# Old Braeswood Property Owners Association Spring Membership Meeting

April 26, 2022

## AGENDA

Via Zoom

1. Call to Order, Determination of Quorum & Introductions *Samia Khalil*
2. State Representative Ann Johnson
3. Treasurer's Report *Chad Mason*
4. Minutes of the November 2021 Annual Meeting *Linda Joekel*
5. Presentation by Security Committee *Dee Murray*
  - a. May 1 Park Party & Safety Fair
  - b. Final Ad Hoc Patrol Committee Report
6. Recommendations from the ARC Ad Hoc Committee *Fred Steves*
7. Committee Reports
  - a. ARC *Paul Sanders*
  - b. Enforcement *John Eldridge*
  - c. Social Events *Krista Heidersbach*
  - d. Beautification *George Hittner*
  - e. Other Committee Reports
8. Neighbor Forum
9. Adjournment

## **Committee Reports for 4/26/22 Membership Meeting**

### Preservation Committee Report submitted by Joe Manca

As is noted also in this month's newsletter, this year the Old Braeswood Preservation Committee is looking for homeowners who would like their homes to be considered for the Old Braeswood Neighbor-to-Neighbor Tour, to be held 2-5 pm on Sunday, November 13, 2022. We are hoping to include five homes on this year's tour. Homeowners will have a chance to meet their neighbors and show as much of the house as they wish (for example, the grounds outside and the principal rooms on the first floor). The tours are free, but open only to Old Braeswood residents, their families, and their invited guests (from any neighborhood). You might expect to have forty or so visitors over the three hours. If you are interested in self-nominating, please send an email to Joseph Manca at [manca@rice.edu](mailto:manca@rice.edu).

**Old Braeswood Property Owners Association**  
**Minutes of the Annual Membership Meeting**  
**DRAFT November 16, 2021**

Via Zoom

**1. Call to order & introduction**

*Attendance by Executive Committee:* Jean Boisaubin, Julie Cohn, John Eldridge, Ann Garnett, Erica Hittner, Mike Kelly, Samia Khalil, Fred Steves

*Also present:* Evalyn Krudy, Executive Director; Olivia Lee, District Director of the Office of State Representative Ann Johnson; Dee Murray (Patrol/Security); Paul Sanders (ARC); Christine Manca (Block Captains)

**2. Minutes June :** Meeting minutes of the May 13, 2021 Membership Meeting were approved as presented.

**3. Treasurer's Report:** Mr. Kelly gave an overview of income, expenses, and the current SEAL patrol costs.  
MOTION: A motion was made and seconded and passed unanimously to accept the Treasurer's Report.

**4. President's Report:** Dr. Khalil thanked the Garden Club Committee for their efforts. She gave an update on crime and the Patrol. She said our main expense is the Patrol service staffed by SEAL Security. A third of members do not pay dues or patrol.

**5. Patrol Survey Results:** Ms. Murray reported on the Patrol Ad Hoc committee. The committee initiated a survey of the neighborhood regarding safety. So far 122 people have replied, and they hope to receive more responses.

**6. Office of State Representative Ann Johnson:** Ms. Lee presented an update on the Texas Legislative session.

**7. Committee Reports:**

**A. Architectural Review:** Mr. Paul Sanders represented the ARC committee and gave an overview of homes currently under construction.

**B. Block Captains:** Ms. Christine Manca gave an update on the Block Captains Committee.

**C. Enforcement:** Mr. Eldridge said enforcement continues to keep up with unkempt yards, signage, fencing around construction, and political signs.

**8. Annual Elections:** Dr. Khalil presented the proposed 2021-2022 Executive Committee slate.

MOTION: A motion was made and seconded and passed unanimously to accept the 2021-2022 Executive Committee slate.

**9. Adjournment:** There being no further business, Dr. Khalil accepted a motion to adjourn the meeting at 8:15 p.m.

**Old Braeswood POA Operating Account**  
**Annual Cashflow Summary for 2021 to 2022**

	<u>2021</u>	<u>2022-YTD</u>	<u>22-Jan</u>	<u>22-Feb</u>	<u>31-Mar</u>
Beginning Balance - January 1	\$ 39,294.89	\$ 64,710.76	\$ 64,710.76	\$ 53,892.51	\$ 48,752.59
Deposits	\$ 138,782.04	\$ 97,641.72	\$ -	\$ 2,250.00	\$ 95,391.72
Total inflow	\$ 138,782.04	\$ 97,641.72	\$ -	\$ 2,250.00	\$ 95,391.72
cross check					
SEAL Security Solution	\$ 70,130.85	\$ 14,081.16	\$ 5,646.32	\$ 3,567.92	\$ 4,866.92
OBPOA Manager	\$ 15,000.00	\$ 3,750.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
Manager's Expenses	\$ -	\$ 2,868.83	\$ 2,308.83	\$ 560.00	
POA Member Reimbursements	\$ 450.89	\$ 395.31	\$ 250.00	-	145.31
Insurance	\$ 4,065.00	-	-	\$ -	
Printing	\$ 1,567.12	\$ 543.60	\$ 23.10	\$ 512.00	\$ 8.50
Cypress Creek Mosquito	\$ 3,978.36	-	-	-	
Architectural Review	\$ 9,468.75	-	-	-	
Accounting Services		-	-	-	
Legal Services	\$ 6,520.00	\$ 7,836.66	\$ 840.00	\$ 1,500.00	\$ 5,496.66
University Place Association	\$ 1,200.00	\$ 1,200.00	-	-	1,200.00
Other items	\$ 985.20	\$ 500.00	\$ 500.00		
Total Operating Expenses	\$ 113,366.17	\$ 31,175.56	\$ 10,818.25	\$ 7,389.92	\$ 12,967.39
cross check					
Net Cash Inflow/(Outflow)	\$ 25,415.87	\$ 66,466.16	\$ (10,818.25)	\$ (5,139.92)	\$ 82,424.33
Ending Balance - YTD Calc	\$ 64,710.76	\$ 131,176.92	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92
Ending Balance - Per Bank	\$ 64,710.76	\$ 131,176.92	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92
Acct-6276 (Checking) Operating	\$ 64,710.76	\$ 131,176.92	\$ 53,892.51	\$ 48,752.59	\$ 131,176.92
Acct-1721 (Savings) Book	\$ 3,857.78	\$ 3,927.98	\$ 3,857.78	\$ 3,857.78	\$ 3,927.98
Acct-0679 (Money Mkt) Deed Rest	\$ 33,020.31	\$ 33,022.02	\$ 33,020.59	\$ 33,020.84	\$ 33,022.02
Acct-3848 (Checking) Beautification		\$ 12,286.94	\$ 531.12	\$ 11,377.24	\$ 12,286.94
Acct-9393 (Checking) Park	\$ 23,730.47				
Total OBPOA all four accounts	\$ 125,319.32	\$ 180,413.86	\$ 91,302.00	\$ 97,008.45	\$ 180,413.86
Total OBPOA w/o PARK	\$101,588.85				

## 2022 Membership & Patrol Report (thru 4/26/22)

	4/26/2022	3/15/2021	12/31/2021	2021%	12/31/2020	2020%	12/31/2019	2019%	12/31/18	2018%	2017	2017%
<b>Properties in Restricted Area</b>	306	305	305		309		309		309		310	
Total Paid Members	146	135	209	68.52%	207	66.99%	193	62.46%	183.5	59.39%	210	67.74%
Regular \$150	88	86	140	66.99%	142	68.60%	131	67.88%	127.5	69.48%	151	71.90%
Sustaining \$200	22	27	34	16.27%	34	16.43%	31	16.06%	39	21.25%	33	15.71%
Patron \$300	36	22	35	16.75%	31	14.98%	31	16.06%	29	15.80%	26	12.38%
<b>Properties Outside POA</b>	80	80	80		80		84		84		84	
Associate Members	12	13	19	23.75%	20	25.00%	17	20.24%	20	23.81%	26	30.95%
Assoc. Regular	8	11	17	89.47%	18	90.00%	16	94.12%	20	100.00%	21	80.77%
Assoc. Sustaining	3	1	2	10.53%	2	10.00%	1	5.88%	0	0.00%	5	19.23%
Assoc. Patron	1	1	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total Members Combined</b>	158	148	228		227		210		203.5		236	
<b>Patrol Subscribers</b>												
POA Members <sup>(A)</sup>	156	138	206	67.54%	209	67.64%	185	59.87%	183.5	59.39%	205	66.13%
Associates <sup>(B)</sup>	15	25	25	31.25%	25	31.25%	18	21.43%	20	23.81%	26	30.95%
<b>Total Patrol Subscribers</b>	171	163	231		234		203		203.5		231	

Extra Patrol Donations: \$5,3500.00

4/25/2022	Participation	Mbrs (306)	Associates (113)
1	Dues & Patrol	146	11
2	Patrol Only	13	3
3	Dues Only	6	1
4	No Payments	141	98