

THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
BRIARGROVE PARK PROPERTY OWNERS, INC.
HELD ON TUESDAY, SEPTEMBER 21, 2021
VIRTUAL MEETING

The regular meeting of the Board of Directors of Briargrove Park Property Owners, Inc. was held on Tuesday, September 21, 2021.

Present: Wendy Wall, President
Courtney Hencke, Vice President
Kaylan Caballero, 2nd Vice President
Susan Stanton, Secretary
Chris Taylor, Treasurer
Melissa Magee, Director
Charles Rogers, Director
John Stroelhein, Director

Also Present: Stefany Taylor, Association Manager
Erica Rocha, SEAL Security

The meeting was called to order at 7:05.

Ken Guidry asked about the delay with trash pick-up over the weekend. Texas Pride was behind and picked up Monday instead of Saturday. He also asked about the five foot sidewalk issue. Wendy Wall said we are supposed to be grandfathered in, but the City of Houston is not approving them now. Repairing the sidewalk is the only way to keep the sidewalks at four feet right now. Changing the sidewalks to five-feet with the grassy strip will cause issues with the post lights and also the trees. Wendy has a call in to Greg Travis and the City of Houston.

Erica Rocha gave the SEAL report; there were 126 calls last month. Contractors are still getting equipment stolen out of their vehicles. These thefts need to be reported to SEAL and HPD. There are several cats that have been missing or found dead in the area, but no real report has been made to provide more information.

Susan Stanton made a motion to approve the minutes of the August 17, 2021 meeting, Charles Rogers seconded and the motion carried.

Melissa Magee has joined the Board to replace Jennifer Fuentes, who resigned.

Chris Taylor gave the financial report. We are in good shape for the year and are in a good position for the clubhouse project.

Kim Hill welcomed Ernie Flohr to the tennis committee. Joe Scharnberg and Ernie fixed the windscreens. One of the BGP Tennis members let some non-members into the courts and then left. Stefany told the players to leave with the help of SEAL Security. The trash is a big issue on the courts and the park area with the gazebo. John Stroehlein said posting signs to dispose of trash at the courts and the gazebo might help. A resident who lives by the courts said the language is terrible at the courts and it needs to stop. There are young tennis players and the playground is nearby.

Wendy Wall said limbs fell at the playground after the storm and she had them picked up.

A group of adults is asking to open the pool year round for adult swim. Wendy Wall explained that the pool season ended early to accommodate the construction timeline for the clubhouse renovation. The cost of insurance to open the pool without lifeguards is not a feasible option from a cost perspective combined with the risk involved. Additionally, it is discriminatory to open the pool for one group and not everyone which has other legal implications.

Courtney Hencke made a motion to ratify the vote to extend the pool contract to the end of the year. Susan Stanton seconded and the motion carried.

Susan Stanton made a motion to ratify the vote to accept the bids for the structural engineer, Hurley Michael, and the mechanical engineer, CFI. Charles Rogers seconded and the motion carried.

Courtney made a motion to approve the following fee increases noted below. Chris Taylor seconded and the motion carried.

Transfer fee - \$200, Refinance fee - \$200, Resale Certificate - \$200 and Rush Resale Certificate - \$300.

The 2021 maintenance fee will not increase from \$685.

Wendy Wall said the clubhouse plans should be ready to send for permits in six to eight weeks. The tennis courts and playground will remain open during construction, but most likely there will not be onsite parking available. The drawings should be available for resident review soon.

The Briar Hill entrance is getting new landscaping. Courtney Hencke made a motion to approve the bid to have Carol Bright landscape the Briar Hill entrance. Chris Taylor seconded and the motion carried.

Susan Stanton explained the Master Services Agreement that we will use for the clubhouse build that will save time and protect Briargrove Park.

The Texas legislature has amended the HOA Act. The Board is working with our attorney to keep BGP in compliance. Some documents will require updates to reflect the policies. One change is to give notice of the Board meeting notice 6 days prior instead of 3 days.

The Board is interviewing five contractors and three will be selected to bid the project.

Wendy Wall made a motion to adjourn the meeting.

Respectfully submitted

Approved