

THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
BRIARGROVE PARK PROPERTY OWNERS, INC.
HELD ON TUESDAY, NOVEMBER 15, 2022
VIRTUAL MEETING

The regular meeting of the Board of Directors of Briargrove Park Property Owners, Inc. was held on Tuesday, November 15, 2022.

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

Chris Taylor, Treasurer

Absent: John Stroelhein, Director

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

Wendy Wall called the meeting to order at 7:03 pm.

Erica Rocha gave the SEAL report; there were 136 calls in October. One was a burglary of a motor vehicle and a briefcase was stolen. The officer has noticed more packages on front porches. Please call SEAL dispatch if you are not home and they will move the packages to a safe place. The biggest issue is still items getting stolen from contractor vehicles.

Susan Stanton made a motion to approve the minutes of the October 18, 2022 board meeting. Courtney Hencke seconded and the motion carried.

Wendy Wall discussed the updated Briargrove Park service contracts. The City of Houston reimburses the Association for our private trash collection. Stefany Taylor will inquire prior to the contract renewal in July to see if we qualify for an increase in the reimbursement.

Courtney Hencke made a motion to approve the 2023 maintenance fee increase of \$60 for a total of \$745. Melissa Magee seconded and the motion carried.

SEAL Security is currently \$27,295 per month after two increases this year, which is an increase of approximately 5.8%. The Board opted out of the off-duty officer for four hours during the week, so the increase for 2023 is 2.4% instead of 9.45%.

Courtney Hencke made a motion to approve the 2023 S.E.A.L. Security contract. Chris Taylor seconded and the motion carried.

The TAE Pool contract was \$68,000 this past year. The new contract was going to be \$91,000, so we are revising the hours with adult swim from 11-12 and the pool will be open from 12:00

until 8:00 pm instead of 9:00 pm. The price will increase \$13,000 instead of \$23,000. We have added an onsite supervisor plus 2 guards all day instead of one part-time guard..

Courtney Hencke made a motion to approve the 2023 contract for Texas Aquatic Enterprises. Melissa Magee seconded and the motion carried.

Wendy Wall met with the owner of Texas Pride and negotiated a three-year price of \$18.95 per residence per month regardless of the CPI. We received a bid from one other company for comparison. There was a second bid request with no response.

Courtney Hencke made a motion to approve the 2023 Texas Pride Disposal contract. Melissa Magee seconded and the motion carried.

Chris Taylor discussed the financials. The expenses are a little higher than usual, but we are still on track for 2022.

Kim Hill gave the tennis report. Court 3 and 4 might need to be resurfaced soon. Wendy Wall has facilities book she will reference to see the time frame of new courts. The windscreens continue to need repairs and it is difficult to find volunteers.

Stefany Taylor gave the ACC update. There were 5 sets of plans for review at the November meeting. 1 preliminary review, 1 set approved, 2 sets were rejected because the submissions were not complete. The fifth set of plans is at a standstill because of differing interpretations. The Clubhouse plans are still with the City of Houston. We have made it through two of the five offices at the City.

Susan Stanton made a motion to skip the December Board Meeting. Chris Taylor seconded and the motion carried.

A resident asked if the Board has any contractors to recommend. Susan Stanton stated that it is not within scope of authority of the Board to recommend any type of contractor.

Wendy Wall made a motion to adjourn the meeting at 7:37. Courtney Hencke seconded and the motion carried.

Respectfully Submitted

Approved