

# Braeburn Valley Civic Association

Sections I & II

## **Minutes**

**October 22, 2024 6:30 pm**

**University Park Baptist Church (fellowship hall)  
7887 Beechnut, Houston TX 77076**

**Attending:** Bert Ruiz (president), Christine McKeon (at large), Barbara Haney (secretary) and Darren Spriggs (treasurer)

- I. Welcome. Bert Ruiz called the meeting to order at 6:35.
- II. Requested approval of August 2024 minutes. Approved by Dick Akkerman and seconded by Chris Sullivan.
- III. Treasurer's Report
  - a. Budget update: We have a current surplus of the year of \$10,595 and projected to have a surplus of \$5,401 at the end of the year. We have 15 homeowners who haven't paid their 2024 dues.
  - b. 2025 fees/payment schedule. We are still working on a credit card option for the HOA fees that will be due. It will have an additional 3% fee for cc payment to cover the processing fee. Residents will still have the option to pay by check or cash to avoid the processing fee.
- IV. New Business/Announcements/Presentations
  - Traffic study barrier on Wanda update: Last step in process, the letter requesting permanent placement of the barrier has been sent to the city where it goes in front of the council for approval. Where the barrier is now is not where the perm barrier will not be. Wanda and Lugary will be the permanent placement.
  - Braeburn Country Club wall construction project. GM said they are finalizing the contract negotiations with the fencing company. As soon as that's done, they will commence building. The style will be the same as what is facing Bissonnet, but a darker shade of brown, and water flow will be the same(will flow underneath), unless the city does not agree. There will be areas where they will have to remove trees. Landscaping on the outside of the fence will only include getting grass. There are some areas where they may not be able to put up a cement fence (around the detention pond). Spring 2025 was the original target date but that is going to be pushed back.
  - Problem property updates: 1 Hideaway Circle. City of Houston came out to do an asbestos check. Bert Ruiz reached out last week to check on timeline for teardown) and has not heard back. Bert Ruiz also asked the city to check for people squatting in the house. None were found. Valley View house issues: Bert is trying to get hold of the owner to secure the gate because there is a pool in the back yard. Wanda house; owner has boarded up broken windows. Her plan is to teardown and rebuild.

Bert has been in contact with the owner, and she has been responsive. Nairn house, new owner is delayed, trying to get permits.

- Volunteer request with trash pickup: committee is asking residents to volunteer to pickup trash in the neighborhood and especially on the Braeburn Valley fence line near their property.
- Neighborhood safety concerns: One resident mentioned trees with broken limbs over by the detention pond.
- Bert mentioned a few people were asked by HISD to sit in on a meeting regarding school kids during the daytime when they are normally in school causing issues on private property. There are no truancy laws anymore. Neighborhood residents express concerns about loitering, trespassing and drug concerns. Bert communicated concerns with kids trespassing in vacant homes in our subdivision. Heavier traffic is in Bonham Acres.
- Other: Good neighbor program (District J patrol and beautification crew) has been responsible for removing tree limbs from several residential lawns.
- There is a two-hour limit for large commercial vehicles parked on the street in our neighborhood. There was a large vehicle parked for several days. If this happens you can call District J to address.
- One resident asked about heavy trash pickup event sponsored by District J, and the schedule. Bert responded that there used to be recurring events, but he hasn't seen that in a while. He mentioned that he will email out the current waste service guidelines to the residents and has requested our garbage company look over the contract to confirm which guidelines are still in place.
- Spay/neuter – low cost through District J, resident is requesting that we get notice of the day that it's happening.
- Bert mentioned again that if you hear gunshots to report those to 911 and do your best to determine the location.

V. 7:11 Motion to adjourn by Chris Sullivan and seconded by Dick Akkerman.