

Braeburn Valley Civic Association

Sections I & II

Minutes

October 23, 2021

Braeburn Valley Civic Association Meeting

Location: Outdoors (Braes Bayou and Nairn)

Board Members: Bert Ruiz President (present)

Darren Spriggs Treasurer (present)

John Loe Vice President (present)

Matt Williams At Large (present)

Barbara Haney Treasurer (present)

- I. Meeting called to order by Bert Ruiz, 11:05 am.
- II. Bert Ruiz introduced the board including new board member At Large position filled by Matt Williams.
- III. 11:10am Review and Approval of May 2021 Minutes approved by Ted Holubec and George Mercado seconded it.
- IV. 11:15am Treasurer's Report by Darren Spriggs
 - Budget Update. Detailed spreadsheet attached. Current year surplus of \$4000. Approx. \$60K in bank.
 - 2021 Annual Fees \$300 for trash pickup and landscaping from Bissonnet to detention pond (but does not include the detention pond). Limbs and trash are supposed to be picked up as well by landscaping company
 - Notice of 2022 Annual Fees. Notices going out November, due early January.
- V. 11:30am Committee Reports
 - Neighborhood Mitigation and Infrastructure update provided by Tristan Russo
 - Detention Pond – gets cut 3x year. The area behind the detention pond and under the bridge gets cleaned out every 7 years. Problem with Johnson grass that is resulting in high grass/weeds at a rapid pace. Talks with the county in process, to see about getting maintenance frequency increased.
 - Fence Line Drainage Ditch along golf course is shared with Braeburn Valley I and II and Braeburn Country Club. May not be graded correctly especially along Braeburn Valley, between Valley View and Oldhaven. Working with the city to have that regraded. City came out to look last week. City shared the two existing grates at Bissonnet and Nairn were installed by the Country Club. City owns what is underground, but we need to determine ownership of surface. Ponding water is also a mosquito hazard. Bert will follow up with Dan Olson, manager of country club for clarity on who is responsible for what.
 - Neighborhood Street Drainage: street ponding issue. Panel asphalt overlay that was applied within the last year on Oldhaven, was possibly applied incorrectly because ponding is an even bigger issue now. Panel overlay may still be under warranty. If confirmed, we would like to have that corrected with warranty funds rather than reallocating new funds. Another issue is that the curb has subsided which has created a low spot; and curbs are homeowner's responsibility. A completed neighborhood asphalt overlay not due again for 3 years. Last neighborhood asphalt overlay may have taken place in 2013. Tristan recommends entire neighborhood be addressed. We need to replace the gutters, also asphalt layering doesn't address ponding which we were led to believe that it would. We are hoping to receive city funds for this. However, we don't want to allocate new resources to something that isn't working. If we get money allocated, we need to put towards replacing gutters

along properties to address ponding. At the end of every neighborhood improvement project, we are now requesting walk throughs with city inspector.

VI. 11:45am New Business/Announcements/Presentations

- Website – According to Bert Ruiz the website is 95% complete and will launch soon. Ruiz also added that new Property code 209 revisions for HOA/Civic Associations mandates that we have a website. This went into effect on September 1.
- Bonham Acres Traffic Control Study – Bert Ruiz shared that the Board of Braeburn valley I and II had written a letter of support to Bonham Acres for their application to the city to look at traffic flow in their neighborhood. However, the likelihood of City doing a traffic study is slim based on update from Bonham Acres. Entryway of Wanda and Arial Street near apartments are the areas where Bonham Acres want to modify. If the city approves the application to study, then we will need to re-examine how their change will affect traffic into our neighborhood (Braeburn Valley).
- Tristan and Bert discussed their touring street design of Briar Meadows, subdivision at Richmond/Hillcroft that just got all new concrete streets and concrete curbs. Project was \$14 million and took two years to complete but addressed and fixed drainage issues. We would like to have that done here as well.
- New Neighborhood Meeting Schedule. Executive Board has instituted a more frequent schedule of resident meetings. Moving forward there will be 4 Board/Neighborhood meetings per year, one per quarter. Meetings will move back indoors in 2022. Informal poll, by show of hands of those present, shows most of our residents feel comfortable moving meetings inside.
- Neighborhood Safety. Bert Ruiz mentioned trouble spots on Bissonnet, particularly at car wash, gang presence across street in apts. Car wash has been tagged with gang graffiti. Bert is asking residents to report these instances to city as soon as it happens.
 - Smoke Shop – Bonham Acres not happy about this store location, across the street within 1000 ft of Sharpstown HS. Not a good look for our neighborhood. Residents are encouraged if they see suspicious activity or loitering it needs to be reported. There is some concern that Brays Oaks Management Center has not focused on reinvesting in businesses on Bissonnet. There tends to be more focus on areas south of Braeswood. This has been brought to their attention by Bert Ruiz.
- Other Community Items
 - Enhanced Street Signs – some of the subdivision street signs are worn out. We are exploring changing out with new signs that are more aesthetically pleasing. Bert is exploring cost and then will look for input from residents.

VII. 12:30pm Adjourn. Move to adjourn by Chad Welling, and motion seconded by Ali Altai.