

# Braeburn Valley Civic Association

## Minutes

April 22, 2025

University Park Baptist Church (fellowship hall)

7887 Beechnut, Houston TX 77076

Attending: Bert Ruiz (President), Darren Spriggs (Treasurer), Barbara Haney (Recording Secretary) and Christine McKeon (At-Large). Not in attendance Jonathan Soffar (Vice-President)

- I. 6:37 pm. Bert Ruiz called the meeting to order.
- II. 6:40: Approval of January minutes. Christine McKeon read the minutes from the January civic association. Motion to approve by Ted Holubec. Seconded by Dick Akkerman
- III. 6:45 Treasurer Report:
  - a. 19 homeowners have not paid their dues for 2025.
  - b. Regarding payments of annual trash fee: The bank charged processing fees for debit cards usage as well as credit cards however the board did not charge fees to homeowners using debit cards. The board is reviewing the contract to determine if those charges need to be disputed. Board is also reviewing whether to continue offering credit/debit card payment option. If we don't have enough residents using it, then the cost will not justify the offering.

### Annual Budget Reconciliation:

- YTD actual revenue: \$36,564
  - YTD budget \$33,600
  - YTD variance \$2,964
  - Annual budget 45,632
  - Private trash pick-up has increased to \$2,644 from \$2,548, an increase of \$96.60 per month, or a 3.8% increase. Board will review impact but at this time does not anticipate needing to increase annual resident payments.
- IV. 6:50 Civic Association Board Nominees: The following property owners were presented as nominees for consideration. There was no more than one nominee for each role, resulting in no election being required, and approval of nominees completed through acclamation:
    - Bert Ruiz – president
    - Ted Holubec – vice president
    - Christine McKeon - treasurer
    - Tristan Russo – at large
    - Barbara Haney – secretaryAcclamation motion by Dwight Lee and seconded by Dick Akkerman. No objections.
  - V. 6:55 New Business and Safety Issues:

- a. Traffic barrier on Wanda has been constructed. Landscaping work is the only piece of project left and will be managed by Bonham Acres.
- b. Braeburn Country Club wall construction has not begun. Delayed due to permitting dept.
- c. Hideaway Circle – Individuals trespassing onto and inside 5 Hideaway Circle and have been reported to the city by Bert Ruiz. Ruiz has requested the city to secure the property to prevent any further incidents. This has not happened. Noted that the City is also not doing a good job of maintaining the property.
- d. Two big branches have fallen onto the street on Braes Bayou in front of second house adjacent to Wanda.
- e. One resident mentioned seeing bees in a neighbor's house on Valley View.
- f. There have been ongoing issues with tagging – graffiti mentioned at car wash across from Sharpstown and other nearby strip centers.
- g. Gunfire – there were several instances of reported gunfire. Arrests have been made at two apartment complexes: one across from the car wash and the other is at the apts between Bissonnet and Braeswood off Gessner.
- h. Bert Ruiz and other residents expressed issues with lack of enforcement by officers for calls that come in regarding gun fire, thefts of resident packages, commercial grade fireworks, etc. Our resource is Dept of neighborhoods, but they are restricted from doing anything because of the many steps that have to take place before action can take place and in many instances the judges are not enforcing the warrants. For instance, the Dept has been waiting since Feb for inspection warrants on nuisance properties.
- i. Several residents reported seeing an uptick in loose dogs in the neighborhood, several residents expressed concern.
- j. Miraya Ramirez raised the possibility of placing a sign and dog poop bags and dispenser on the green belt owned by Braeburn CC. Bert mentioned speaking to the manager of Maison de Ville condo manager to request she ask residents to pick up after their dogs. Bert will encourage the same of Braeburn residents.
- k. Roofing advertising signs seen on stop signs, residents urged to pull them down when seen.
- l. Bert Ruiz has asked the GFL private waste company for updated guidelines for trash pickup.
- m. Homeless encampment across from McDonalds (Gessner/Bissonnet) has been removed.
- n. District J office cleared out another homeless encampment backing up to Bonham Acres at Fondren and Braeswood.
- o. Bert Ruiz urged homeowners to keep grass maintained and short because there have been snake sightings. Also, as we approach summer and storms homeowners are urged to make sure gutters are clear and tree limbs near power lines are removed.
- p. Short-term rental ordinance was recently approved by the city. Main point is that any individuals operating a short-term rental has to register with the city, pay a registration fee and penalties if there are violations.
- q. Bert will collect tree trimming contractors via email recommendations from residents and post on website and fb page.

VI. 7:30 Motion to Adjourn Lynn Thomas and seconded by Bobby Mathis.