

# *Brunswick Meadows Homeowners Association*

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**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF BRUNSWICK MEADOWS HOMEOWNERS ASSOCIATION HELD AT 6:00 PM, ON JUNE 25, 2018 AT JONES MEMORIAL UNITED METHODIST CHURCH, 2504 ALMEDA GENOA RD, HOUSTON, TEXAS 77047.**

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## **DIRECTORS PRESENT**

Nona Drake - President  
Richard Tesmer - Treasurer  
Charles Johnson - Vice President  
MaryAnn Barthelemy – Director  
Paige Petty - Director

## **DIRECTORS ABSENT**

## **IN ATTENDANCE**

Todd Miller and Michelle Miller, Community Managers - *Representing the Managing Agent, Beacon Residential Management. LLC and ten homeowners.*

- Brandy Ceril
- Esmeralda Deleón
- Jared Sampson
- Phelesha Johnson
- Chate Enyard
- Armond Wynn
- Alonzo Williams
- Tracy Miller
- Demetria Pope
- Carolyn Finley

## **HOMEOWNER GUEST FORUM**

Homeowner expressed concerns about the following issues:

- BR0862 ARC was discussed
- Shed question, Owner sent to website for shed restrictions and asked to submit an ARC
- BR0784, Backyard grass needs mow
- Concerns about overnight parking expressed by an owner that was present
- Owner questioning whether constables know HOA laws
- Pressure washing townhomes/roof leak problems
- Townhome owners questioning money distribution for expenses
- Fencing, perimeter fencing and HOA responsibility

## **CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:43 PM.

## **APPROVAL OF AGENDA**

Upon motion duly made, the meeting agenda was accepted as presented. Director Tesmer made a motion, and Director Petty seconded.

## **CONSIDERATION OF BOARD MEETING MINUTES**

Upon a motion duly made the meeting minutes for February 26, 2018, March 26, 2018 & April 23, 2018 were approved upon motion duly made and all directors present voting for approval. Director Barthelemy's name needs to be adjusted, approved with changes.

### **RATIFICATION OF ELECTRONIC VOTES**

None

### **FINANCIAL REPORTS**

Upon a motion duly made by Director Drake and seconded by Director Petty, the Board approved the May 2018 financials as presented.

### **COMMUNITY MANAGER REPORT**

- Two ARC applications were received and presented to board for approval
- There were 619 violations sent for the month of June.
- Odyssey Invoice approved
- A roofing invoice for a home on Rosehedge was approved for roof replacement
- A home on Victorian Manor was approved for roof repair

### **CURRENT BUSINESS**

- Junction Landscape proposal for clearing south end of community set aside, looking for more bids
- Vacant houses owned by Brunswick 2806 Trinity Glen-vacant. 2810 Maybrook Hollow-vacant. Beacon to find locksmith to change locks
- Fourth of July constable to be in the area between 6pm-2am. Porter to set up trash cans and No Trespassing signs
- Director Drake made a motion to make Director Tesmer the Treasurer, Director Johnson seconded the motion. Director Petty approved the motion. Director Barthelemy opposed the motion. Director Tesmer is now the Treasurer by 3 to 1 vote.
- Director Drake made a motion to approve the HOA paying for Board member cell phones and obtain a tablet for any HOA board member that does not currently have one all to be used to conduct HOA business. Director Johnson seconded the motion. Director Petty approved the motion. Director Tesmer approved the motion. Director Barthelemy opposed the motion. Motion approved by 4 to 1 vote.

### **EXECUTIVE SESSION**

*Executive session is for considering actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.*

BR0312 ARC approved

BR0862 ARC approved

BR1005 ARC approved as long as siding is HARDI PLANK

BRT021, owner request to power wash siding or paint. Management to inspect

BR0676, fence replacement requested. Perimeter fence replacement approved.

Management to get quote for fence section replacements

Foreclosure proceedings: BRT124 with legal all in favor, none opposed

**RECONVENE IN OPEN SESSION**

- Resumed Open Session

**ADDITIONAL BUSINESS**

- No additional business conducted.

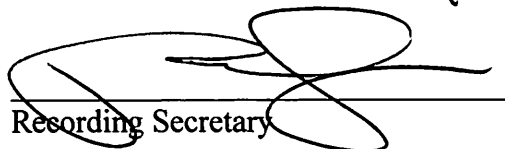
**NEXT MEETING**

The next scheduled Board of Director's meeting will be held on July 23, 2018 at 6:00 PM at Jones Memorial United Methodist Church.

**ADJOURNMENT**

There being no further business the meeting adjourned at 8:00 PM.

Respectfully submitted, (with amendments)

  
Recording Secretary

Paige Petty - Secretary  
Board of Director - Title

7/23/18  
Date