

Brunswick Meadows Homeowners Association

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF BRUNSWICK MEADOWS HOMEOWNERS ASSOCIATION HELD AT 6:30 PM, ON NOVEMBER 11, 2019 AT JONES MEMORIAL UNITED METHODIST CHURCH, 2504 ALMEDA GENOA RD, HOUSTON, TEXAS 77047.

DIRECTORS PRESENT

Nona Drake – President
Paige Petty - Vice President
Deshaundra Walker - Director

DIRECTORS ABSENT

No Directors absent

IN ATTENDANCE

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

- Miyuki Scott
- Phelesha Johnson
- Richard Tesmer
- Hegash Desta
- Wayne Baptiste
- Jennifer Russell
- Aleceia Kidd

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:35 PM.

HOMEOWNER GUEST FORUM

Homeowner expressed concerns about the following issues:

- Odyssey Roofing discussed the ongoing roof repairs and roof replacements. There are 11 roofs needing to be completely replaced.
- A homeowner asked about fines related to deed restrictions. Beacon detailed the violation and fine schedule.
- Another homeowner asked about the fine schedule. Their account is on the Executive Session for a reduction request.
- Jennifer Russell with the county commissioner's office introduced herself and invited everyone to the county commissioners' event on Sat 11/16/2019 10 am to 12 pm at the fountain life center 14083 S. Main St. The event flyer will be distributed through the website.
- Nona Drake asked Jennifer Russell if Furman is a county road. She responded that it was not and that she would forward the public website that could be used.
- A homeowner asked when the elections and when notification would go out. Nona responded that it would be distributed with the annual invoices, notices and proxies.
- A homeowner asked for clarification on perimeter and shared fences. The Board responded summarizing the Fence Policy and Declarations.
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APPROVAL OF AGENDA

Upon motion duly made, the meeting agenda was accepted as presented.

CONSIDERATION OF BOARD MEETING MINUTES

Upon a motion duly made the meeting minutes for September 23, 2019 were approved upon motion duly made and all directors present voting for approval. Director Petty approved and signed the minutes.

RATIFICATION OF ELECTRONIC VOTES

None

FINANCIAL REPORTS

Upon a motion duly made by Director Drake and seconded by Director Petty, the Board approved the September 2019 financials as presented.

COMMUNITY MANAGER REPORT

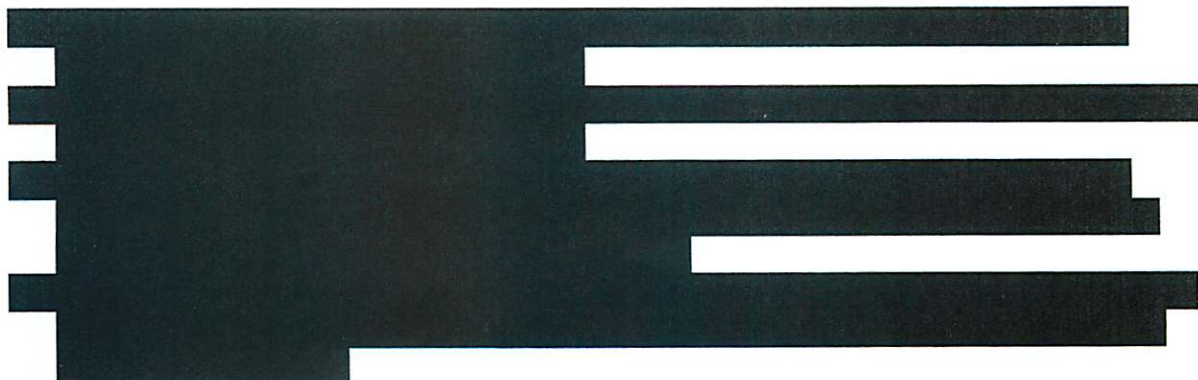
- There were 700 deed restriction violations sent out for the month of September
- 27 certified DRV letters were sent out
- There has been a total of 3,899 total deed restriction letters in the year of 2019 of which 3,624 have been cured and closed.
- 529 regular and 78 e-invoices were sent out
- 3 certified invoices over the threshold for legal action
- 230 Monthly invoices sent to townhome owners
- 64 payment plans were set up and administered during the past month
- The board reviewed pending invoices and scheduled payments per board agreement

CURRENT BUSINESS

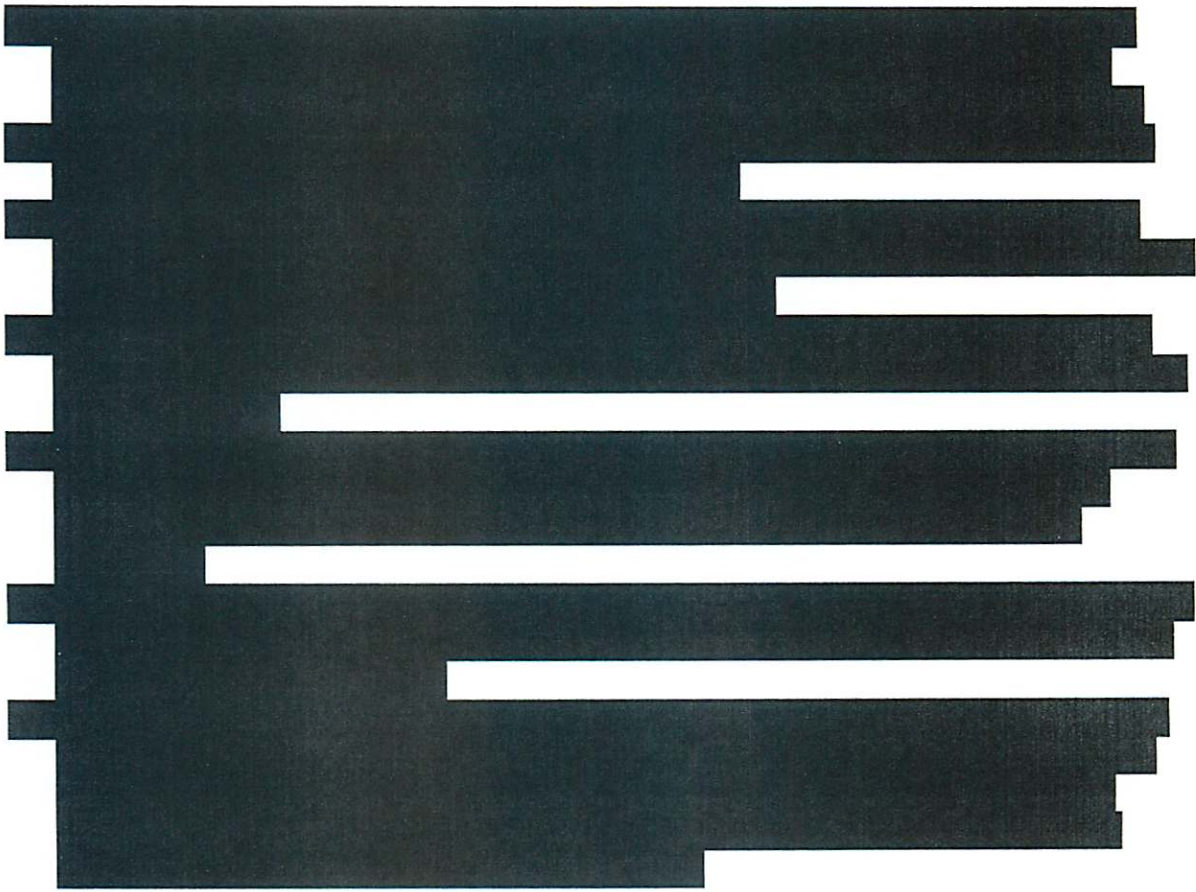
- The Board of Directors discussed the 2020 budget and assessment rates. They also shared information regarding the pump valuation provided from the water districts insurance schedule of values being listed at \$770,000.00 obtained from Sears, Bennett and Gerdes.
- The Board of Directors voted to rescind the motion for a \$300.00 Special Assessment. The Board of Directors motioned and approved a \$75.00 Special Assessment to replenish the Pump Reserve and to keep the Annual Assessment at \$415.00.
- The Board of Directors approved a Reserve Study to be conducted by email.

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. Called to order at 8:15 PM



[REDACTED]



RECONVENE IN OPEN SESSION

- Resumed Open Session, no homeowners present and no further items to discuss.

ADDITIONAL BUSINESS

- No additional business conducted

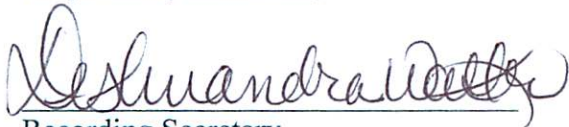
NEXT MEETING

The next scheduled Board of Director's meeting will be held on December 09, 2019 at 6:30 PM at Jones Memorial United Methodist Church.

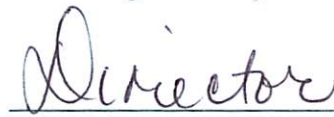
ADJOURNMENT

There being no further business the meeting adjourned at 09:18 PM.

Respectfully submitted,



Recording Secretary



Board of Director - Title

12/9/2019

Date