

**MINUTES OF THE BOARD OF DIRECTORS MEETING
BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC.
April 13, 2017
10502 ½ Plainfield, Houston, Texas**

CALL TO ORDER AND ADOPT AGENDA

A quorum having been established, Ms. Dollahan called the meeting to order at 6:59p.m. Board members in attendance were Karen Dollahan, President, Pat Dorsey, Vice President, Rodney Clements, Treasurer, Angel Morin, Secretary, Claudia Hernandez, Director and Sally Bercu, Director. Also in attendance, Ry Reid, PCAM, CMCA, AMS and Kari Lemoine representing Sterling ASI.

Absent: Jennifer Dewhurst, Director

The Board reviewed the agenda and Mr. Morin made a motion to approve the agenda as presented and Ms. Bercu second and the Board approved.

Open Forum

Loraine a homeowner that was present asked who she should contact when people move in or renters have more than 6 people living. It was stated she could let any of the board members know or to contact Sterling ASI.

Ms. Melville a homeowner wanted information to make exterior modifications. Ms. Bercu stated she would deliver and ACC Application.

CONSTABLE REPORT

There was no March Constable Report.

MINUTES REVIEW

The Board reviewed the March 9, 2017 minutes as presented. Ms. Bercu made a motion to approve the minutes as presented, Mr. Morin second and the Board approved the minutes.

FINANCIAL REVIEW

The Board reviewed the March 2017 Financials.

COMMITTEES

ARC Committee

Ms. Bercu announced there was an application for a white shingle roof. Ms. Bercu it did not go with the aesthetics of the community and would not hold up to the dirt and rain.

Safety Committee

Mr. Morin stated there would be an Active Shooter demo training at Kate Bell Elementary on Wednesday April 19th from 7:00pm to 9:00pm for any interested residents.

Newsletter

Ms. Dorsey stated that since the newsletter has stopped temporarily they could get information adding a small section into the Brays Oaks Newsletter. Ms. Dorsey will talk with Richard.

OLD BUSINESS

Speed Humps

Ms. Dollahan stated the community needs petitions to gain speed bumps.

A/C Unit Fence

Ms. Lemoine from Sterling ASI presented the two bids one being from Property Services in the amount of \$1,750.00 and the other being from McKenna Contracting in the amount of \$3,750. Ms. Dorsey made a motion to accept the proposal for Property Services in the amount of \$1,750.00, Ms. Hernandez seconded, and all were in favor.

Pool Chair Lift

Mr. Reid informed that the chair lift has already been ordered and should be delivered by the first week in May. Trident Aquatics will pick up the chair lift and install in the pool for \$250.00.

Pool Tags

Ms. Dorsey stated that the pool opens on May 27th. The board will need a current delinquent list and proxies to hand out at the registration days. Ms. Dorsey will check on the signs to put in the community.

New Business

Mr. Dorsey stated the sidewalk by the clubhouse needs to be replaced as it is a safety hazard. Sterling ASI will obtain bids to get that replaced right away.

EXECUTIVE SESSION

The Board convened into executive session at 7:45pm.

The Board reviewed the Attorney Status Report, It was noted that there are 24 accounts up for Judicial Foreclosure. Ms. Hernandez made a motion to proceed with the foreclosures, Mr. Clements seconded, all in favor.

The Board reviewed the Delinquency Report and there are 124 accounts delinquent and ready to send over to the Attorney. Ms. Hernandez made a motion to send all accounts to the attorney, Ms. Bercu seconded, all in favor.

The Board reviewed the Compliance Report. No action was needed.

The next Board Meeting will May 11, 2017, 8:13pm at 10502 ½ Plainfield, Houston Texas.

With no further business to come before the Board, Ms. Dollahon moved that the meeting be properly adjourned at 8:13pm; with Ms. Hernandez seconded, all in favor.

Angel Morin, Secretary