

# **Baywood Shadows HOA**

## **Meeting Minutes**

4/25/2019

### **I. Call to order**

Johnny Carson called to order the regular meeting of the Baywood Shadows HOA at 7:05 pm on April 25, 2019 at Asbury Methodist Church.

### **II. Board Members in Attendance**

President: Johnny Carson  
Vice President: Ann Trimm  
Treasurer: Judy Werner

### **III. New Business**

**Mayor Jeff Wagner and Representative Rex Lindberg were introduced. They informed the attendees that the drainage ditch property that is for sale is a worthless piece of property. If someone wants to develop anything on that property, they would have to reroute the entire drainage system at a cost of a million dollars or more. They stressed the important thing for us to remember is that if anyone tries to build, they must provide a place and a route for the water to be retained. Anything done by the property owners would have to be up to today's standards. To meet those standards, LOTS of money would have to be spent, basically more money than the property is worth.**

**At some point, it was suggested the HOA buy the property just so there is never another issue. The HOA was quoted a \$300,000 asking price when they inquired, so it was turned down.**

**A member expressed that he is still concerned about the possibility of land owners building 'above' the retention pond and suggested the subdivision buying the property may be a good idea to pursue. The members were informed that Harvey changed everything and there is NO VARIENCE. President Carson advised that purchasing the property was not a possibility due to lack of funds. He informed the group that Mr Bragg had spoken with the County, The Harris County Flood Control and The City of Pasadena over this matter. Discussions were had, and the attendees agreed with Mayor Wagner and Rep Rex that the sale of said property is almost impossible.**

**Rex was asked to address soliciting. He informed us that because we have the No Soliciting signs at our entrances, even a permitted solicitor is not supposed to enter. He informed us that companies obtain permits from the city and at that time the said companies are told NOT TO SOLICIT where there are no soliciting signs. If they do the police can be called using the non-emergency number. The police will ask you how many people, what they are wearing and which way they were heading, so please have that information available. Rex suggested that members put a NO SOLICITATION sign on your door to deter people. He also suggested should someone knock on your door, the first question you should ask is- where is**

**their permit. Butch Bragg suggested we call the companies doing the soliciting and complain to them directly about their employees ignoring our neighborhood NO Solicitating signs.**

**Butch Bragg talked extensively about permits and what was required and what is not. He had some contracting questions for the city, about why fences do not require a permit and other related matters. The city answered that they did not think most homeowners would want to deal with a permit for rebuilding a fence that already exist. Rex also noted that homeowners do not need a permit if they are building a fence the same height, type, and using the existing holes.**

**A question was asked as to why lawn services need no permits. Rex informed us that it is basically the homeowner's responsibility to 'police' the workers they hire to be on their property.**

**President Carson introduced the board candidates to the attendees. The following members were voted into office with a motion by Ann Trimm and a second by Butch Sutton. There were no Nays.**

**Johnny Carson, Judy Werner, Butch Bragg, Dianne McClain, Tina Sutton, Linda Dull, D'Ann Travis, Dr. Monte Orahood, John Marinos, Ken McLendon and Neel McGovern.**

**There were questions about what exactly the board members would do. Judy Werner answered that there would be a President, Vice President, Secretary, Treasurer and Assistant Treasurer/Secretary. Those positions would be decided by the board members at their first meeting. Mr. Carson said that 99% of it was discussing deed restrictions and voting on variance requests. Tina Sutton announced that Ann Trimm, Current VP was leaving the board. She asked the attendees to show some appreciation.**

**Councilman Thomas Scheibien?? Addressed the attendees about the current state of economy in Pasadena. He discussed the new businesses being built. There will be a fire/police training facility built and a new fire station on Crenshaw. He informed us that the Beltway 8 repair work is slotted to continue for two more years, but there is an incentive for the crews to finish faster if possible. He informed us that if we contact the Mayor's Action Line and do not get the results we were hoping for, to contact him as our REP.**

**The Councilman was asked if there were any laws about parking in the street. He said that our streets were built to allow cars on each side of the road and an emergency vehicle could still get buy if the citizen parked no more than 18 inches from the curb. He said if a car was parked in a way that was not in compliance with the 18-inch rule, code enforcement could be called.**

**A homeowner asked the councilman about a convenience store that may be built on the corner of Crenshaw and Space Center Blvd. She was curious if alcohol would be allowed to be sold there with a daycare so close by. The councilman said he would check into that and get back to us as he was not sure. Another member asked about 18-wheeler traffic and was**

**told that trucks have a right to make deliveries on any street. They are supposed to take the most direct route.**

**Our treasurer, Judy Werner gave an updated report on monies received and monies spent. It was mentioned that there were still persons living in Bay Wood that had not yet paid their 2019 dues.**

**Committee member Alan Werner asked the group to make note of the improvements happening in our neighborhood. The Deed Restrictions Committee and the board have been very active in trying to clean things up, as well as, maintain the nice neighbor we have. He mentioned that over 80 letters had been sent asking neighbors to fix things that did not meet deed restrictions. Butch Bragg added to the conversation that the new lawyer was a very productive expense for the HOA. He feels the HOA now has backing and the new lawyer is reason for some ‘things getting done.’**

**Mr. Carson asked for questions from the floor. One that was asked was about the required brick mailboxes. The neighbor was concerned about the cost of erecting said brick mailbox. Butch Bragg said he had some information on a couple of guys that would do it for around \$500. He asked her to email baywoodshadows.org to remind him and he would forward that information on.**

**Another question from the floor was concerning trees and powerlines. The question was asked: “who is responsible for the maintenance?” Basically, it was agreed that should a tree cause damage to a power line, the owners could contact the city to investigate the situation.**

**Mr. Carson adjourned the meeting at 8:17.**

