

Brookglen Community Improvement Association

August 13th , 2026 HOA Meeting

www.BrookglenCIA.com

Brookglen Community Improvement Association

Brookglen123@yahoo.com

www.BrookglenCIA.com

August 2026 Board Meeting Agenda

at Brookglen Park Community Center

Thursday, August 13th – 7:00pm

1. Call to order / Attendance of Board Members

2. Review and Approve minutes from the June Board Meeting

3. Old Business / Items previously discussed: 1) Project Update on Phase 1 Sewer Lines and Gutters completion construction on South end of Brookglen 2) Presentation from new contractor Tandem Services LLC on Phase 2 of the Gutters & Sewer Line construction 3) Update on South Flood Basin Project in Brookglen

4. New Business / Items Not Previously Discussed: 1) Keep La Porte Beautiful Gutter Tags 2) Airbnb Regulations & Requirements in La Porte

5. Architectural Control Committee Report

6. Financial Report

7. Upcoming Events: Heavy Trash August 31st-September 1st, Santa & Gingerbread December 13th

8. Public Comment from Residents * *Each resident is limited to a 5 minute maximum during the public comment period. Board Members are not required to respond during the Public Comment period..*

9. Meeting Adjourned

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June 2026 Meeting Minutes

Thursday June 11th, 2026 – 7:00pm Brookglen Community Center

7:00pm – Call to Order. Board Members Present: Debra Lopez, Lee Mason, William Davis, David Turnquist Board Members Absent: David Amyx

7:00pm – Read and approved minutes from the May 2026 meeting (Motion by Lee Mason, 2nd by David Debra Lopez) APPROVED

7:03pm – Old Business: 1) Water/Sewer Line Construction Update: Phase 1 of the project is scheduled for completion by Mid July after there were some rain delays and some grading issues. Phase 2 was awarded to Tandem Service and they will begin construction in August of 2026 on the remaining streets. In addition, Jameson Appel from the City of La Porte reported that the Brookglen Community Center will be getting a parking lot expansion that will add 19 more spaces. 2) Manny Memon from Akib Construction gave a presentation on a proposed new townhome project on Fairmont Pkwy next to Parsons House Assisted Living (which borders Brookglen). He explained the scope of the project and that they would be higher end townhomes (78 units) for lease and there would be flood detention added as required and a park area with trees. No access to Brookglen will be added, so there should not be any real traffic increase through the neighborhood. 3) Update on South Flood Basin in Brookglen: Work continues on the flood control basin with tree debris removal and excavation. The project is moving ahead as scheduled and a lot of dirt has already been removed.

7:35pm – New Business: N/A

7:36pm – ACC Report: 2 applications were submitted for new roofs and both were approved. There were 5 violation letters issued for trailer/RV infractions, 9 letters for trash/weeds in the yard and 2 letters for inoperable vehicles

7:38pm – Treasurer Report: Of the 709 properties in Brookglen 606 have paid dues for 2026 while 103 have still not paid the \$50 annual dues. 19 properties still have over \$1,000 in back dues and fines. Year to Date income is \$34,237 for 2026

7:40pm – Upcoming Events – 1) Heavy Trash will be on June 24-25 2) 4th of July fireworks at Sylvan Beach and Pasadena Convention Center on 7/4/26, no trash pickup on Friday July 3rd

7:41pm – PUBLIC COMMENT: 1) A resident asked for HCFCD to mow the main drainage ditch because the grass is getting high 2) Gretchen Knowles from Harris County Commissioner Adrian Garcia's office shared with residents some of the programs offered by Harris County Precinct 2 such as public transportation, veterans programs, parks, senior programs, etc

7:57pm – Meeting Adjourned . Next meeting will be on July 9th, 2026

DocuSigned by:

David Turnquist

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David Turnquist (Secretary)

of people attending = 16

Brookglen Water/Sewer/Drainage Line/Street Repair Project Update

PHASE 1

City of La Porte and Branch Construction

August 2026 – Phase 1 COMPLETE. Branch Construction is finishing up the street repairs, sidewalks, mailboxes and replacing the sod that was removed/damaged. There is also concrete drainage work being completed at the dead end of Venture. Work should be done by the end of August

Residents that still have issues should notify the city at
Appelj@laportetx.gov

Phase 2 of the Project

New Contractor: Tandem Services LLC

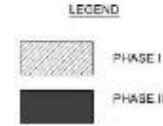
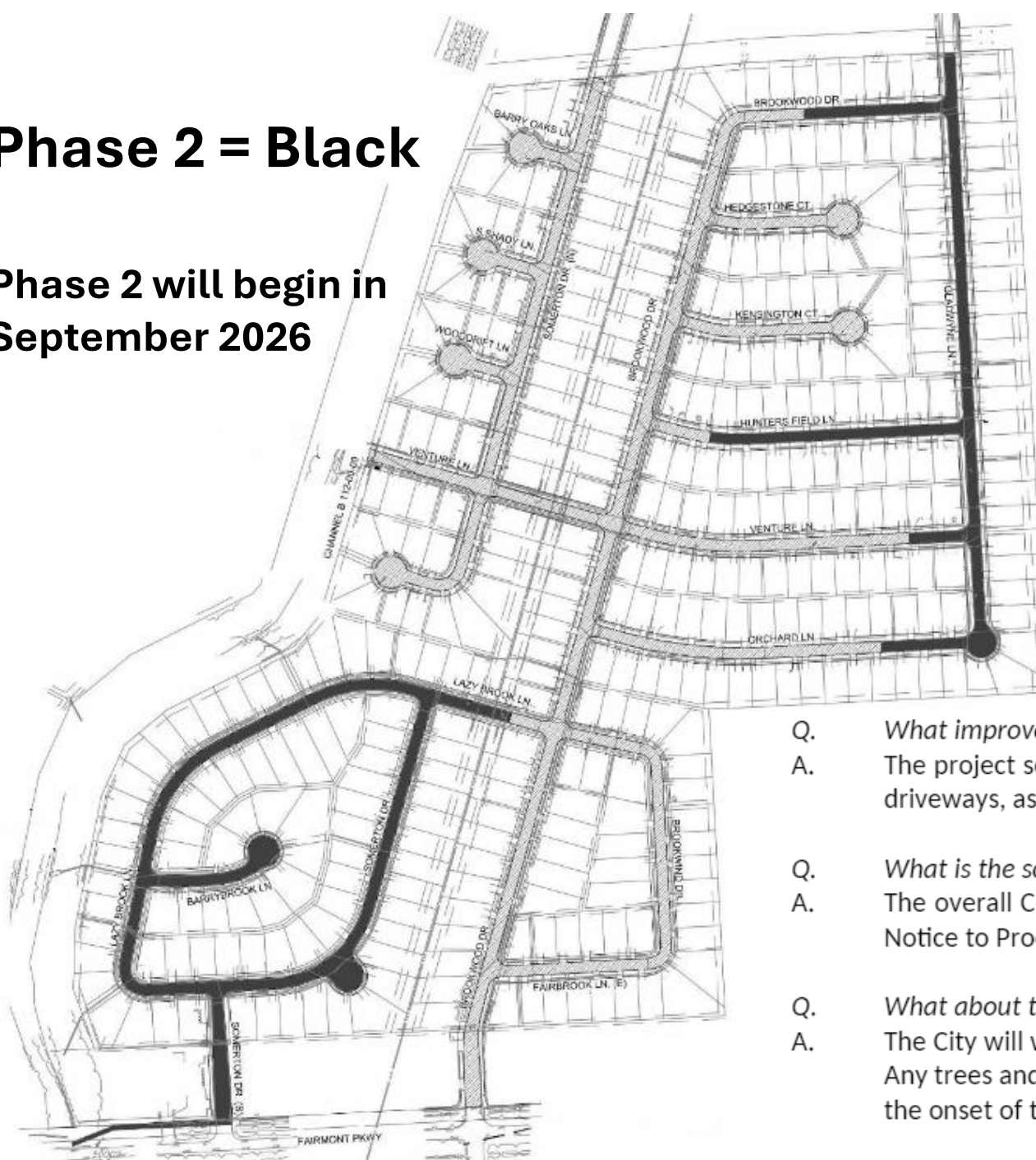
Contact Information: Dan Reynolds

Proposed Start Date:

Proposed Completion Date:

Phase 2 = Black

Phase 2 will begin in
September 2026



City of La Porte

Established 1892

2963 N 23rd Street, La Porte, TX 77571

281-471-9650 | PublicWorks@LaPorteTX.gov | LaPorteTX.gov

- Q. *What improvements are part of the scope of the project?*
A. The project scope consists of replacing the existing water line system, roadways, sidewalks, and driveways, as well as improving the storm drainage system and outfall.
- Q. *What is the schedule for this project?*
A. The overall Construction Phase is scheduled to be completed in eighteen (18) months from the Notice to Proceed. The Notice to Proceed is early November.
- Q. *What about the trees in my front yard?*
A. The City will work to preserve as many trees and landscaping as possible within the right of way. Any trees and landscaping within the right-of-way that you wish to save should be moved before the onset of the construction project.

South Compartment

- Gladwyne Lane remains
- 14.8 acre-feet of storage
- 25% less storage capacity
- Reduces effectiveness of future storm sewer project
- Access to Pecan Park unchanged



Brookglen Stormwater Detention Basin

Project ID: B512-02-00-E001

Bond ID: C-06



Construction from February 2026 – December 2026

View from Gladwyne



View from Somerton



View from Somerton



View from Ashwyne



Keep La Porte Beautiful

Website <https://www.laportetx.gov/1417/Keep-La-Porte-Beautiful>

Keep La Porte Beautiful Committee

The Keep La Porte Beautiful Committee provides recommendations to the City Council on beautification projects, volunteer programs, and public engagement campaigns that promote civic pride and a cleaner, greener La Porte.

When Does the Committee Meet

The KLPB committee meets on the third Tuesday of each month at La Porte City Hall, 604 W Fairmont Parkway, at 5:30 PM. The meetings are open to the public, and KLPB encourages residents to come and participate.

Core Priorities Include:

- Beautification efforts like tree planting, landscaping, and public art.
- Organizing community clean-up events and litter prevention campaigns.
- Promoting public education and awareness around civic pride.
- Recommending city policies that enhance and maintain public spaces



Don't dump oil, pesticides or chemicals into the storm sewers



City of La Porte Short Term Rental (Airbnb) Application and Requirements

Applications can be found on the City website at www.LaPorteTX.gov

COST: \$300 Application Fee

REQUIREMENTS:

- 1) List of all owners names and contact information and proof of state registration if an LLC or corporation
- 2) Name , address and 24 hour phone contact for the person responsible for the everyday management of the property
- 3) Must show that the property complies with Deed Restrictions (if applicable)
- 4) A current floorplan that shows sleeping areas, maximum occupancy, evacuation routes, smoke detectors and fire extinguisher
- 5) Compliance with the Texas Property Code regarding rental properties including required special door locks, door viewers, smoke detectors in all bedrooms and hallways, working window latches
- 6) Compliance with all city parking and sound ordinances

ACC/Deed Restrictions Report for June & July 2026

Applications for Improvements = 1

1 application for a swimming pool was approved

Deed Restriction Violations (Notices Sent/Posted)

Trailer/RV/Boat on Property = 11

Grass/Weeds/Trash/Debris = 26

Inoperable Vehicle= 4

Fence= 6

Gutters/Wood Rot/Paint = 13

Roof = 1

Financial Report as of August 10th, 2026

of Homes who have paid 2026 HOA Dues = 611 out of 709

of Homes who have not paid 2026 HOA Dues = 98 out of 709

of Homes with a balance owed = 110 out of 709

of Homes who owe over \$1000 in back dues and fines = 19 out of 709
(\$34,382)

YTD Income = \$35,462

Dues can be paid by Zelle at Brookglenzelle@yahoo.com

****Please include your name, address and account #****

8. Public Comment from Residents * *Each resident is limited to a 5 minute maximum during the public comment period. Board Members are not required to respond during the Public Comment period..*

**Note: The BCIA Board will not address individual violations during the monthly meeting. If you have a concern about a violation letter you received or you wish to discuss an issue on another property that needs to be looked into, please stay after the meeting to voice your concerns or contact the board through the BCIA email at Brookglen123@yahoo.com or to the Architectural Control Committee at Brookglen_ACC@yahoo.com . Copies of the HOA rules / restrictions can be found on our website at www.BrookglenCIA.com or you can request that a copy be mailed to your home. Please refrain from using profanity or singling out specific board members or other residents that you may have an issue with. The HOA Board Meetings are not a place for name calling or personal attacks, they are held to provide residents with updates and information about what is going on in our neighborhood. Questions about the Brookglen CIA Finances/Budget can be asked after the meeting and the Treasurer will speak to you to address your question. Requests for financial records/expenses must be submitted in writing to the Treasurer, who will have 30 days to respond to your written request.*

Meeting Adjourned

Thank You For Your Attendance

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Next meeting is on September 10th

HOA Meeting at 7:00pm