

Braun Station West Community Improvement Association
Board of Directors Meeting Minutes
April 9, 2008

ATTENDANCE:

Board Members Present: Margaret Tovar (President), Mary Anne Kramer (Vice President), Fred Aldrich (Treasurer), Donna Smith (Secretary), Linda Cunningham, Allan Kropp, Fleet Lentz, Cindy Morawski, Roger Plasse

Board Members Absent: None

BSWCIA Manager: Tony LaFrenier

Homeowners/Guests: Ilene and Kevin Lentz (Residents), Michael Schauer (Resident), Minnie Vigil (Resident)

MINUTES:

The monthly meeting of the Board of Directors of the Braun Station West Community Improvement Association was called to order at 7:00 p.m. on April 9, 2008 by President Margaret Tovar who led board members in the Pledge of Allegiance.

Minutes from the March 12, 2008 monthly board meeting were read, corrected and accepted.

OFFICER REPORTS:

President

- The developer who purchased the property on Guilbeau Road which was previously re-zoned to R4 status has bought additional property down to Old Village Drive and requested that also be zoned as R4.
- The auto repair business across from Carson Elementary which wanted to rezone has been forced to remove the concertina wiring. This is the business which has been storing cars behind the metal fence. These cars appear to be unable to be driven (i.e. junk cars). Margaret will discuss this further with Jody Sherrill because this is against their zoning status.

Vice President

- No activity.

Treasurer

- Treasurer's report was reviewed. Fred reported that the bulk of out of ordinary expenses were due to it being the beginning of the year.
- A letter was received from our current audit/tax preparers, Armstrong, Vaughn & Associates, stating that their rates would be increasing to \$2200 - \$2400 for the time frame of 2008 – 2010. Fred will look into this further before we make a commitment to continue using this firm.

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MANAGER REPORT:

- Dead end street signs are installed. Block number signs are also installed.
- London Heights/Lavenham Road bulge has been repaired.
- Tony has contacted Chris Medina (in Justin Rodriguez' office) to have the construction signs at Grimesland picked up since construction has been completed in that area.
- Second notices will be mailed out for 80 to 100 assessments.
- If residents do not pay assessments, letters stating they will lose privileges to common areas will follow. This can be enforced by not allowing these residents to purchase pool tags, rent the pools, or rent the clubhouse.
- Discussion regarding possibility of emailing the newsletter vs. postal delivery took place. The newsletter is posted on the BSW website and it was felt that the money made by advertising offset the cost of printing and postage. In addition many people do not read email and prefer a paper copy they can take with them. Email addresses would be difficult to keep up with as people would have to report any changes to the office.
- The Brigadoon pool leak is currently being worked on. It is a small leak but Tony was working on it today to solve it.

COMMITTEE REPORTS:

Administrative: Allan Kropp reported that the committee looked into the suggestion to add a category to Tony's evaluation to give him credit for the community events which he organizes, such as the Penguin Plunge and Back to School Party. It was decided not to make it a part of the evaluation since it is not part of Tony's job description. Instead it will be added as an additional comment-type section. It was suggested to call it "Positive Voluntary Action" in which comments can be written regarding the extra community events that Tony does for BSW which are above and beyond the scope of his specific job responsibilities. This area would not carry a rating category.

Architectural Control: (1) Fence replacement (2) Colchester house remodeling -- resident needs to finish the back of house remodeling. It was reported that the resident which had previously attended a Board meeting and complained about a neighbor's shed had code compliance send the resident a letter to move the shed.

Block Captains: No activity.

Financial Management: No activity.

Landscape and Grounds: Fleet Lentz reported that he has spoken to the resident with the mulch pile and the resident has agreed not to continue adding to it. A bluebird house was installed by a resident under the Wildlife Habitat sign. The cables are installed at Lavenham and have reflectors on them. Fleet is continuing to work on getting the orange tile for the entrance sign.

Recreational Facilities: Fred Aldrich reported the brush and roller for the courts have been replaced. There are some court cracks at Brigadoon. The court is scheduled for resurfacing next year. It is possible that we may want to do it early.

Community Events: Donna Smith reported we will be looking for cooks for the May 17th picnic. An agenda will also be coming out with times for different events. Kim Swider will make up posters to hang at the picnic with the agenda times on them.

Structures and Buildings: Cindy Morawski reported back with a quote for a marquee at Brigadoon for ~\$9,000. She will look into additional quotes and will call Northside Independent School District to see if she can find out their source for marquees and get a price through that vendor.

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GUESTS:

Ilene and Kevin Lentz (Residents)

- Kevin was observing for his Boy Scout Merit Badge. He is working on his Eagle Scout Project. He will be building five metal benches to be installed along the Brigadoon soccer field under the mesquite trees. The benches will be installed in such a way that they cannot be removed in order to prevent theft.

Michael Shauer (Resident)

- Michael's mother is ill and their house has been transferred into his name. He came to ask the board if his yearly homeowner dues could be set up into a payment plan because he could not afford to pay them in one payment. Tony will set up a payment plan with him.

Minnie Vigil (Resident)

- Minnie is a Block Captain for Crooked Road and a neighbor of Michael Shauer.

OLD BUSINESS:

T-Mobile – Our attorney reviewed the information from T-Mobile on leasing of space from BSW. The lease would be for ~\$9,600/year plus an additional \$1,000/year. A motion was made by Fleet Lentz to go back to our attorney and seek additional advice regarding the caution station. The motion was seconded by Cindy Morawski.

The following motion was made by Mary Anne Kramer: We authorize T-Mobile to enter property to perform any reasonable tests that Company deems desirable to determine the feasibility of constructing and operating its communication facility upon the Property, including but not limited to (1) radio frequency testing; (2) soil testing; (3) on-site feasibility assessment and (4) filing of zoning application. The motion was seconded by Fred Aldrich.

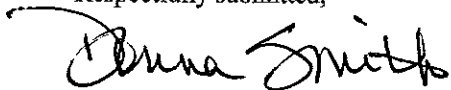
Fence at the Villas – Margaret will contact Jody Sherrill regarding the concerns that Todd Robinson (resident who lives on Beowolf) brought to the Boards attention at the March 12, 2008 meeting.

NEW BUSINESS:

None

There being no further business the meeting was adjourned at 8:10 pm. There was no executive session necessary.

Respectfully submitted,



Donna Smith
BSWCIA Secretary
May 14, 2008

Approved By:

Margaret Tovar
BSWCIA President
May 14, 2008