

**BRAUN STATION WEST
COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)
MEETING MINUTES**

AUGUST 10, 2011

CALL TO ORDER: The regular monthly meeting of the Board of Directors was held at the BSWCIA clubhouse. Board President, Roger Plasse, called the meeting to order at 7:00pm and led Board members and guests in the Pledge of Allegiance.

ATTENDANCE:

Board Members Present: Roger Plasse, (President); Al Pohovich (Vice President); Fred Aldrich (Treasurer); Terry Buchanan, Ana Thornton, Linda Cunningham, Neal Nye, and Ori Villarreal.

Board Members Absent: Mary Anne Kramer (Secretary)

BSWCIA Manager: Tony LaFrenier

Homeowners/Guests: Derek Roberts, a clerk with City Councilman, Chris Medina's office was in attendance as were four home owners. A sign in sheet with all names was turned in.

Derek Roberts made the following four announcements on behalf of the Councilman:

1. There will be a Budget Meeting on August 24, 2011. An e-blast announcement is coming out.
2. A school supply give-away is planned for August 19, 2011.
3. There will soon be a third solid waste cart delivered to all residents. This cart is intended for organic material (such as leaves). Carts will be delivered in phases and any resident wanting to opt out only need call 311 and they will be taken away.
4. A new senior center just opened at 8353 Culebra at the Culebra Crossing Shopping Center.

Any questions can be asked at derek.roberts @sanantonio.gov

One home owner spoke regarding problem properties. She thanked the Board for recent efforts to address problem property owners. She also spoke on behalf of her neighbors whose comments included "it's about time" and "why sent 30, 40 letters". The Board explained this was an agenda item and they were welcomed to stay and listen to the discussion. Another homeowner presented a suggestion: When a homeowner is out of compliance after letters are sent, there should be an increase to their assessment.

REVIEW MINUTES: One correction was made to July's minutes – Terry Buchanan's name had inadvertently been left out of those in attendance. Al Pohovich made a motion that July's minutes be approved as corrected; Fred Aldrich seconded the motion and there were no dissensions to approval.

PRESIDENT'S REPORT: No report.

VICE PRESIDENT'S REPORT: No report.

SECRETARY'S REPORT: No report.

TREASURER'S REPORT: Fred pointed out the following items from the Treasurer's Report

Lifeguard Payroll
Tezel Pool light repairs
There were no expenditures from the Replacement Reserves
Capital Improvement funds stayed the same
Income looks good through June
Expenses through June are on target at 59%

MANAGER'S REPORT: The pool lights problems at Tezel looks like it's been resolved. However, last week there was a problem with the main drain. The pool company came out and re-drilled holes – the pool had to close down for the day. A lot of focus has been on delinquent assessments. Several certified letters have been sent. Two older accounts were sent attorney letters. We stopped charging late fees per legal advice. We were told to stop because late fee language is not in our covenants. We do however, invoice the home owner any legal fees, but that is separate from the assessment charge.

COMMITTEE REPORTS:

Common Properties: No report

Architectural Control Committee: Al Pohovich has received five (5) requests. Nothing controversial – all requests are basic in nature.

Community Activities: The Block Captain's Party is scheduled for September 28. Neal will check with city councilman's office for additional resources. The LUAU is scheduled for September 3 at the Brigadoon pool. National Night out is October 4.

Financial Management Committee: Fred Aldrich reported that Donna Focke is a new member of the committee but he continues to look for additional members.

Administrative Committee: Ana Thornton reported that she has had discussions with legal counsel regarding the problem properties and the level of action the board can take. One cautionary advice was to be aware or have some idea as to WHY the home owner refuses to comply because this is the information a jury would hear. Our attorney advised that she send a "Demand Letter" on her letterhead where she tells the homeowner why they are out of compliance and what is expected of them.

The Board suggested that in the future, we would follow this letter chain: one or two letters from Tony, one Certified letter from Roger Plasse, one Certified letter from the attorney and then we would move into legal action. All agreed.

OLD BUSINESS: Terry Buchanan is still looking for the Pooch Parade file.

NEW BUSINESS:

1. The new traffic lights on 1604 and Schaenfield could affect our residents and the Board is looking at ways to inform everyone. Evidently, traffic will no longer be able to make a left turn from Guilbeau onto 1604. A brief e-blast note will be placed on the Tezel marquee and a more detailed article placed in the next newsletter.
2. Fred shared with the board that his son's HOA has an electronic bulletin board where all homeowners can post information. This system has become social media by which

homeowners are able to help each other out. It is monitored by issuing a number to each homeowner. He is looking for cost and implementation information and will bring it to next month's meeting.

3. Some board members will continue to pursue the code compliance issues.
4. There was information in this month's CPS bill about National Night Out Kits being passed out to those who have registered.
5. Al Pohovich took time to recognize Roger Plasse for the work he did with electrical tower issue. Roger worked diligently and was able to resolve the problem. All the towers will remain in the same location as they currently are.

ADJOURNMENT: There being no further business, Mr. Neal Nye moved and Al Pohovich seconded that the meeting be adjourned. There were no dissensions. The meeting was adjourned at 8:35pm

Prepared by:

Approved by:

Ori Villarreal
Acting Secretary
Date:

Roger Plasse
BSWCIA President
Date:

Draft