

Braun Station West
Community Improvement Association (BSWCIA)

Meeting Minutes

February 8, 2017

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 7:00 PM and led the board members and guests in the Pledge of Allegiance.

ATTENDANCE:

Board Members Present: Roger Plasse (President), Al Pohovich (Vice-President), Roxana Vargas (Treasurer), Nancy Nye (Secretary), Rick Grosso, Fred Aldrich, Mary Anne Kramer, Brandon Roberts, Ron Walker

BSWCIA MANAGER: Tony La Frenier

HOMEOWNERS/GUESTS: Michele Dalbis-Robledo, BSE resident, Councilman Cris Medina, Maria Del Carmen Diotte, Rep for Dist. 7, Frank Ngyuer, Rep for Dist. 7, Kathy Schemick, resident, and Dave Brewton, resident

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD: **Ms. Robledo, BSE resident**, attended the meeting to announce her running for City Council District 7. She advised the board she is President of BSE and has been for 6 years. Lived in the BSW area years ago and worked with Nani Falcone. Inclusion is her vision for District 7. Wants to always make sure the community is informed **Before** not **After** the fact of changes and issues that concern us. She is not in favor of 1604 becoming a toll road; however, stated the State will have the final decision. Hopes to count on our support in the upcoming election. **Cris Medina, Councilmember, Dist. 7**, also announced he will be running again for the Dist. 7 office. He stated his main concern is the street projects around the area. This area has become a robust community and input from the community is important. He realizes he faces difference of opinions and criticisms; however, he receives 100's of calls every week and works for a collaborated effort. He stated the Brigadoon entrance sign is complete and a dedication ceremony will be held. He also clarified the toll roads as to where the State comes into play and into control of the project. He addressed the State is looking into the toll road from Sequin to Austin and of its bordering on bankruptcy. All is taken into account. He then opened the discussion for questions from anyone. **Ms. Nye**, asked since he started out his speech indicating he was concerned with the street projects in the area if he would please consider looking over 10 of the roads that were previously

resurfaced poorly. She stated after their completion we called the City back out (**twice**) for them to do them over again and clean up the curbs and driveways they damaged. They came out and pressure washed only and then informed us they were complete. She informed Cris the work was done during the hottest part a summer day with over 100 degree temperatures and we were told the workers were using new equipment they were not used to. **Cris** stated he would look into the matter and instructed Maria to get a list of the 10 Street names. **Ms. Diotte** updated us on a few issues she has been busy with. Again the Brigadoon entrance monument is complete and a dedication ceremony was in the works. The Maintenance facility at corner of Braun and Old Tezel is one she is not being able to get any information on. She will be checking if they have a license to use as used car lot as well as the hail repairs. She is still pushing for the city to clean up drainage area. The Rat problem is still on going on problem property. The fiber optic companies are all over our area. She has received several complaints they are not putting back property as found and advised they are supposed to! They caused a large water main break making a huge sink hole. Repairs are being done to correct the problem at Braun and Tezel Rd. Roger brought to her attention some of the trucks parked up and down the work area of the fiber optics do not have a company logo on them. He is concerned some may not be company trucks and are blocking roads. She will check into it. Before leaving **Cris** thanked everyone for allowing him to come and speak, reassured us he will be looking into the streets in our area and hoped he can count on our vote at the polls. **Dave Brewton, resident**, advised the board he is the owner of the property in question on the covered structure he wishes to have built to protect his RV. Because his request was denied after being accepted he wanted the board to understand he wanted to work with us about the matter in order for him to still have it built. His original request was for a Metal structure of which he reconsidered as it was not esthetically appealing and not as sturdy as he wanted. He did have someone come out and give him a quote on a wooden cover similar to the one located at corner of Kings Cross and Donegal. He advised the board he takes good care of his property keeping his cars in the garage and wants the same for the RV. He recently had an encounter with one of the neighbors. After leaving his RV parked out on the street one evening he found the neighbor asleep in his bed inside. He fought him to get out and called the Police. Further discussion on the matter continued. Concerns about the request not in compliance with the covenants; however, structure on Kings Cross exists. Precedence set discussion went into height of structure. **Mr. Brewton's** home sits on the corner of Crooked Road. He has no backyard because of the position of the house and back shed on the property. His request is to have the RV and cover behind his fence; however, will exceed height of fence. After much collaboration the board took the stand to preclude a height violation in

future double stacked garages. The board agreed to stay with the original vote granting Mr. Brewton approval on the structure. The board agreed the precedence is set as to the visibility of such a structure; however, if carport height exceeds the height of the existing home the request will be denied.

REVIEW MINUTES: After correcting the 1/11/2017 minutes; indicating: Vote 4 in favor and 3 opposing with 1 abstention. Fred made a motion to accept the minutes as read. Ms. Kramer seconded the motion. Fred made a motion to accept the 1/18/2017 Annual meeting minutes as read. Ms. Kramer seconded the motion. Roger stated a Secretary needed to be appointed for the New Year. The board unanimously voted for Ms. Nye to fill the position. Thank you all!

PRESIDENT'S REPORT: Roger asked the board if we felt it necessary to have a dedication ceremony on the Brigadoon monument. The board unanimously agreed the ceremony was Unnecessary. Roger stated he will send a letter to Cris Medina thanking him for his efforts on seeing the structure was rebuilt and to also advise him our Bulletin Board will not be announcing his participation in the rebuilding due to the boards stance on NO political backing to any individual.

NORTHWEST NEIGHBORHOOD ALLIANCE: Ms. Kramer stated the three District 7 candidates spoke at the meeting. Attendance was up around 30 people attended the meeting. A gentleman spoke about property he purchased located at Old Tezel and Tezel Rd. He will be building what he called Affordable Housing. The property consists of 4 acres where they will build 112 units. They will be 2 to 3 bedroom units delineated by income @ \$800 to \$1,000 a month. Twelve of the units will be \$200 or \$300 a month. Ms. Kramer stated the project sounded like it will be very nice when completed and the gentleman has been planning for a couple of years now. Construction will not begin until 2018 and maintenance on the property will be covered by the developer for 15 years! Ms. Kramer advised the board the property located across from Pep Boys on Bandera Rd. was also discussed. The property consists of 10 acres that starts out at a high level and then recedes down to a creek. Three hundred units will be built on it. The Planning Commission has approved of the project. Traffic will be affected. An environmental study will be done and will then go back to the Planning Commission. The developer was granted a tax credit on the development of the property. Roger indicated that nothing has been granted to the builder by the City. He went to the State for the tax credit! The property has a flood plain and chemical issue to be addressed.

TREASURER'S REPORT: Ms. Vargas reported as of January 31st we were already at 12% of our Annual Goal with \$29,241.29 for general operations.

Expenses for the month of January were \$33,415.33. No reserve funds were used for January. Great Job Roxana!!!

MANAGER'S REPORT: Tony reported assessment monies coming in. Very time consuming. The Post Project at Brigadoon was complete. 40 posts were put in. The wind Screens for the tennis courts at Tezel will soon be replaced. Seven different sections will be done. The decks at Brigadoon and Tezel have been cleaned up and the replacement of the Clubhouse roof will begin on Monday. Post cards have been sent out on lingering Christmas decorations. Hopes to complete all maintenance during Jan. & Feb. before summer starts.

<u>OLD BUSINESS:</u>	<u>COMPLETED</u>	<u>INCOMPLETE</u>
Brigadoon Monument	Done	
Problem Property (Rats)		on going
Maintenance Facility (Old Tezel)		on going
Artisan Alley (Tezel & Braun)		on going
City cleanup of culvert area		on going

NEW BUSINESS: Roger expressed to the board members all future Architectural requests will be interpret on the side of the covenants! Tony advised the board the entrance sign at Wickersham and Old Tezel is in need of repair. He requested new metal signs to replace the old wooden ones. They would be exactly the same size and look exactly the same but would be metal instead of wood. The company that originally made the entrance signs is no longer in business. Two signs will be needed in order to cover both sides of the entrance. Cost of the two signs will be \$1500. Ms. Vargas made a motion to purchase the two metal signs to replace the old wooden ones at \$1500. Al seconded the motion.

ADJOURNMENT: The meeting was adjourned at 9 P.M.

Prepared by:

Nancy Nye

BSWCIA Secretary

March 8, 2017

Approved by:

Roger Plasse

BSWCIA President

March 8, 2017

