

BRAUN STATION WEST  
COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)  
MEETING MINUTES

July 12, 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); Ana Thornton, Linda Cunningham, Neal Nye, Terri Buchanan and Ori Villarreal

**Board Members Absent:** Mary Anne Kramer (Secretary)

**BSWCIA Manager:** Tony LaFrenier

**Homeowners/Guests:** John Bump and several other residents attended this meeting. A sign-in sheet with all names was turned in.

John Bump presented a letter to the BSWCIA which outlines the issue regarding one of the towers being installed by CPS on Brigadoon Street. The letter has 3 attachments to clarify the problem. Mr. Bump served as the spokesperson for the rest of the residents who are asking for the Board's support in resolving the issue. The Board agreed to raise the issue with the district's city councilman and/or CPS.

**REVIEW MINUTES:** One correction was made to June's minutes. Under the committee reports, Mr. Pohovich was named next to the Administration report and it should be Ms. Thornton. Mr. Nye made a motion that June's minutes be approved as corrected; Ms. Thornton 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:** Mr. Aldrich pointed out items 28, 47, 89, and

94 of June's Treasurer's Report and made some clarifying statements for each. He also pointed out that the Tezel baby pool filter and motor had to be replaced using Reserve funds.

**MANAGER'S REPORT:** Pool tag sales brought in a lot of cash in June. The Tezel pool lights keep going out intermittently and the problem cannot be solved. Tony continues to work with electrical contractors to solve this issue. Certified letters for assessments have been mailed.

**COMMITTEE REPORTS:**

Administrative: Ana Thornton discussed the email and attachments from the attorney regarding new legislation that affect HOA's. The email will be forwarded to all Board members to read and review.

Architectural Control Committee: Al Pohovich is reviewing a request for a deck replacement. Work continues with the property with the big blue tarp.

Community Activities: Neal Nye reminded the Board that Terry needs to see the Pooch Parade Folder so information can be included in the next newsletter.

Financial Management Committee: Fred Aldrich reported that he has found a resident who is interested in being a committee member.

Common Properties Committee: No report

**OLD BUSINESS:**

1. Board members were reminded that if a member is to be absent, they need to call and leave a message with Roger Plasse or with the office.
2. Problem Properties: There are currently several properties that have been identified as long-term problem-properties and which will continue to be under scrutiny and review. The question was raised as to whether or not the HOA could take any legal action.

**NEW BUSINESS:**

1. Concern was expressed that we as a Board are not up to speed on the recent legislation in reference to unpaid assessments by home owners and what authority has been given to the HOA's. Tony believes that a Payment Plan Policy; a Records Retention Policy, and a Open Records Policy need to be created and then submitted to the county clerks office. It was emphasized that all board members need to become more educated around this matter.

2. It was noted that when life guards take break, they go indoors at the same time, leaving swimmers exposed to water danger. Signs will be posted at both pools to explain guard breaks. Guards will be asked not to leave the pool area at the same time when taking breaks.
3. The Board wants to be able to communicate with all home owners via email, especially in cases of emergency. Therefore, an E-Blast program is being initiated and will be introduced in the next newsletter.
4. Fred made mention that the Braun Station Swim Teams just celebrated 30 years during a ceremony recently.

**ADJOURNMENT:** There being not further business, Ms. Ana Thornton moved and Ms. Cunningham seconded that the meeting be adjourned. There were no dissensions. the meeting adjourned at 8:40pm.

Prepared By:

Ori Villarreal  
Acting Secretary  
Date:

Approved By:

Roger Plasse  
BSWCIA President  
Date:

Draft