

**BRAUN STATION WEST  
COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)  
MEETING MINUTES  
May 13, 2009**

**CALL TO ORDER:** The regular monthly meeting of the Board of Directors was held at the BSWCIA Clubhouse. Board President, Margaret Tovar, called the meeting to order at 7:00PM and led Board members and guests in the Pledge of Allegiance.

**ATTENDANCE:**

Board Members Present: Margaret Tovar (President), Cindy Morawski (Vice-President), Fred Aldrich ( Treasurer), Donna Smith (Secretary), Roger Plasse, Linda Cunningham, Ana Thornton, Albert (Al) Pohovich, Jr., Mary Anne Kramer

Board Members Absent: None

BSWCIA Manager: Tony LaFrenier

Homeowners/Guests:

John Hale, homeowner. Bianca Briseno represented Representative Joaquin Castro and announced the new office location as of June 1, i.e. 60100 Bandera Road, Suite 130. Cris Medina represented District 7 Councilperson Justin Rodriquez whose swearing in will be held June 16 and all are invited. New lighting on Brigadoon near the soccer goal is being worked on, as well as the drainage culvert clearing on Braun Road

**REVIEW MINUTES:** Minutes from the April 8 meeting were reviewed.

Ms Briseno.corrected her email address to read: [bianca.briseno@house.state.tx.us](mailto:bianca.briseno@house.state.tx.us).

Under New Business, the last two sentences regarding Security Patrols will be deleted and replaced by: It was further discussed that if any additional funds were deemed necessary, they would be taken from the emergency reserve fund or capital improvement funds. Any Borrowed funds would be replaced.” Ms. Morawski made the motion to accept the minutes as corrected. Ms. Smith seconded. There were no dissensions.

**OFFICER REPORTS**

**President**

- Ms. Tovar had no report.

**Vice-President**

- No report

### Secretary

- No report

### Treasurer

- The treasurer's report was reviewed and discussed...

### MANAGER'S REPORT:

- 2005 assessment delinquency is on a payment plan through attorney.
- Two homeowners (Foxboro and Waldon Hts.) were sent final demand letters from the attorney regarding their delinquent assessments. If the attorney doesn't hear from the homeowners, a collection lawsuit will be filed.
- The city will be contacted about putting a "No Parking 11PM-7AM" signs on Brigadoon.
- In the future, perhaps a gate could be put at the street entrance to the park.
- Basketball court gates will be locked in the evening by the security patrol service.

### COMMITTEE REPORTS

- **Administration:** Ms. Pohovich announced the manager evaluation document needs revision. The committee will meet and present their suggestions to the Board. Comments and suggestions are requested by October so it will be ready by the Annual Meeting.
- **Architectural Control:** Ms Kramer reported that an Oxted resident complained about a shed going up in her neighbor's yard that would overlook her yard. Careful perusal of the Covenants has no restrictions as to size of a structure with the exception that it be three feet from the property line. The resident was contacted and felt, perhaps, the Covenants should be amended. It was explained how difficult that is to do according to the Bylaws.
- **Block Captain:** Mr. Plasse mentioned that the Block Captain gathering would be scheduled before the National Night Out so information could be disseminated.
- **Finance:** Mr. Aldrich announced that our old auditor just sent a draft of the 2007 audit and requested payment of \$2400. Since the audit is quite late and not completed, they offered to reduce the fee by \$200. If this is not accepted, the parties could go to arbitration. The Board discussed our position and agreed to counter with an offer of \$1900, the fee for 2006. The check will be sent with a letter explaining the reason for our amount.
- **Landscape and Grounds:** Ms. Morawski reported that the Queen Hts. greenbelt has been mowed around the wildflowers which are beautiful.
- **Recreational Facilities:** Mr. Aldrich reported that BSE is removing the life guards from their pool as a cost saving measure. They will have parents sign a waiver of association liability. Other associations are doing the same thing, but our Board agreed it would not be our procedure. The poles for one of the tennis nets at Tezel was replaced at a cost of approximately \$1200. Ms Smith suggested that three bids should be received.

- **Community Events:** Ms. Smith went over the final details for the picnic on Saturday. The rain date will be Sunday. A committee meeting will be scheduled to discuss plans for the July Luau
- **Structures and Buildings:** No report

**OLD BUSINESS:**

- **Structures and Buildings:** An agreement was made with Blue Armor Security to patrol both the Tezel and the Brigadoon Parks. The allocated \$4000 would provide coverage through the summer months, after which time a decision will be made to continue or not.

**NEW BUSINESS:**

- The verbiage about late fees has to be removed from the Bylaws at the Annual Meeting since they are no longer legal.

There being no further business, the meeting was adjourned at 8:30PM.

Prepared By:

Approved By:

Mary Anne Kramer  
BSWCIA Secretary  
June 10, 2009

Margaret Tovar  
BSWCIA - President  
June 10, 2009