

**BRAUN STATION WEST  
COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)  
MEETING MINUTES  
November 11, 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 7:00 PM 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), Mary Anne Kramer (Secretary), Donna Smith, Roger Plasse, Ana Thornton, Linda Cunningham and Al Pohovich.

Board Members Absent: none

BSWCIA Manager: Tony LaFrenier

Homeowners/Guests: Cris Medina, Councilman Rodriguez's representative

**HOMEOWNERS/GUESTS TO ADDRESS THE BOARD:**

Mr. Medina thanked the Board members who attended the Fall Fest in Falcone Park and the Jefferson Outreach fund raiser at Oak Hills Country Club.

He was asked about excessive weeds along Guilbeau and Mystic Park. Board members would be willing to have a volunteer effort to rectify the problem. Trash has accumulated in the drainage along Braun Road behind Lorna Doone. Though the city cleared the road, the ditch is too deep for their machines.

**REVIEW MINUTES:** Mr. Aldrich made a motion that the minutes of the October meeting be approved. Ms. Morawski seconded and they were approved. Ms. Cunningham made a motion to accept the minutes of the October Executive Meeting. Mr. Plasse seconded the motion and they were approved.

**PRESIDENT'S REPORT:** no report

**VICE PRESIDENT'S REPORT:** no report

**SECRETARY'S REPORT:** no report

**TREASURER'S REPORT:** Mr. Aldrich noted that the 2008 audit was in. The major item in his report was the expense of repairing the wall at Tezel and Guilbeau.

**MANAGER'S REPORT:** Mr. LaFrenier reported that small repairs were performed on the Brigadoon play equipment to improve the safety, i.e., removing tires from the monkey bars.

He also informed the Board that an agreement had been reached with CPS regarding the \$8600 owed. The amount was reduced to \$6500 with a payment schedule of \$137 per month to be added to the normal bill for 48 months.

## **COMMITTEE REPORTS**

**Administration:** Mr. Pohovich reported on his attending the NW President's meeting for Ms. Tovar at which Dr. Miro of the Metropolitan Health District spoke about H1N1 and the 40,000 doses that have been delivered. More to come.  
He announced the Recycle Day at Woodlawn on Nov.14 where all electronic trash can be recycled. The only time and place all year.

**Architectural Control:** The conversion and garage on Woodheather has been approved.

**Block Captain Program:** no report

**Financial Management:** Mr. Aldrich presented the 2010 budget. Fees for several services were increased (pool tags, clubhouse rental, pool rental, swim lessons, transfer fee) In order to balance the 2009 Budget, \$10,000 has to be withdrawn from the Capital Projects Fund. Ms. Morawski made the motion for this to occur and Ms. Smith seconded. After much discussion, the motion passed. In order not to increase the assessment for 2010, it was suggested that \$10,000 not be placed in the Capital Projects Fund nor in subsequent years until the economy improves. Mr. Pohovich made the motion to accept the budget. Ms. Thornton seconded. There were no dissensions and the budget will be presented to the membership at the Annual Meeting in January.

**Landscape and Grounds:** Ms. Morawski reported that her Committee requests that \$1500-2000 be set aside from the 2010 Landscape and Grounds budget for tree trimming on the Tezel median. This has been a constant request of residents. Therefore, there will be no tree trimming in the common areas. Bids will be obtained.

**Recreational Facilities:** no report

**Community Events:** Ms. Morawski reported that the vendors and Clubs that participated in the Pooch Parade all made a profit and want to return next year. There were 32 contestants with wonderful costumes and delectable food for sell.

Receipts for the Luau show \$210 in net expenditures, well within Budget.

Block Captain social expenditures were \$198, also within budget.

The volunteer of the year was selected. It is: Fleet Lentz for his devotion to the Greenbelt. In addition to having his name on the plaque in the clubhouse, he will be awarded a lawn mower blade with an inscription on it about his honor. Ms Kramer will handle the engraving.

Children's Christmas Party – Dec. 6 sponsored by the Play Group.

Annual Meeting will be at Braun Station Elementary on January 20.

Decorating houses for the holiday will be different this year. Residents who want their homes considered in the contest must contact the office.

An article will be in the newsletter for volunteers to decorate the entrances. As a backup, Board members were asked to volunteer.

**Structures and Buildings:** The leak in the clubhouse was fixed.

**OLD BUSINESS:**

Ms. Morawski presented the plan for a monthly Art Exhibit in the clubhouse. Ms. Thornton will develop a contract. Only residents may participate. Ms. Cunningham made the motion to accept the plan. Ms. Smith seconded. The plan was approved.

Mr. Aldrich announced the Nominating Committee's slate of officers for 2010:

President: Roger Plasse  
Vice President: Cindy Morawski  
Treasurer: Fred Aldrich

The disruptive activity on Brightwater will be discussed at a meeting on November 24 and a game plan was prepared, in accordance with a report from Officer Atkinson as to his charges to the residents.

**NEW BUSINESS:**

A complaint letter from a resident regarding activity at a home at Boutry and Queen Heights was discussed. The rental agreement expires in December 2009. The management company will be notified on the disruptive behavior of the renters.

**ADJOURNMENT:** There being no further business, Mr. Aldrich moved and Ms. Pohovich seconded that the meeting be adjourned. There were no dissensions. The meeting adjourned at 8:40 PM

Prepared By:

Approved By:

Mary Anne Kramer  
BSWCIA Secretary  
Date: December 9, 2009

Margaret Tovar  
BSWCIA President  
Date:

Draft