

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

**October 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 7:00 PM and led Board members in the Pledge of Allegiance.

**ATTENDANCE:**

Board Members Present: Roger Plasse (President), Al Pohovich (Vice-President), Fred Aldrich (Treasurer), Mary Anne Kramer (Secretary), Neal Nye, and Ana Thornton.

Board Members Absent: Terry Buchanan, Linda Cunningham, Ori Villareal

BSWCIA Manager: Tony LaFrenier

Homeowners/Guests: none

**HOMEOWNERS/GUESTS TO ADDRESS THE BOARD:** none

**REVIEW MINUTES:** Mr. Aldrich made the motion to approve the minutes as amended and corrected. Mr. Pohovich seconded. There were no dissensions.

**PRESIDENT'S REPORT:** Mr. Plasse reported on the Presidents' meeting at the District office which he and Mr. Pohovich attended.

- 1- A SAWS representative explained the rate increase and noted that there would probably be a 4-5% increase each year.
- 2- The pilot program of 30,000 green bins for trash cost about \$60 each. It is hoped that by 2020 6% of all waste will be recyclable.
- 3- Redistricting of the council seats has to be done because District 8 is too big. There is uncertainty about how District 7 will be affected.

**VICE PRESIDENT'S REPORT:** Mr. Pohovich concurred with Mr. Plasse's report on the district meeting.

**SECRETARY'S REPORT:** Ms. Kramer reported on the Northwest Neighborhood Alliance meeting on October 5. A representative from Bexar Metro spoke about 911 calls and a new system of alerting residents about emergencies with instructions of what to do, an example being the recent wildfires when people were alerted to the danger.

**TREASURER'S REPORT:** Mr. Aldrich noted the security expenses and asked if all the areas should be continued and others possibly added. Mr. LaFrenier was asked to check the contract to see if sites for patrol could be added without extra cost. It was noted that the legal fees are increasing and may continue as we need the action to handle delinquencies.

The sign at Wickersham and Old Tezel had to be repaired.

Cost of railroad ties for the repair of retaining wall came out of Reserve/Replacement Fund.

**MANAGER'S REPORT:** Mr. LaFrenier reported that after consultation with Ms. McLin, foreclosure activity will wait until 2012.

The Pooch Parade has been cancelled due to lack of interest and will be so posted on the marquee.

The Yahoo message group link discussed last meeting appears to be too involved and more work for the moderator, which would probably be the manager. The idea was tabled.

Mr. LaFrenier asked that the Board consider hiring a part time person to handle Code Compliance issues around the neighborhood. He would write a job description with salary suggestions and hours and report back to the Board next month. Mr. Pohovich made the motion that he proceed and Mr. Nye seconded it. There was no dissension.

## **COMMITTEE REPORTS**

**Administration:** Ms. Thornton reminded the Board that the Manager's evaluation is due soon and she would like input.

**Architectural Control:** no requests

**Community Events/Block Captain Program:** The Block Captain Social was well attended and catered beautifully by Mr. and Mrs. Nye. The speakers on Code Compliance gave good information.

Discussion was held about an Adult Christmas Party. Since the season is usually so full of festivities, it was decided to table the idea until the spring when an adult party could be held.

A resident had relayed a request for a snack machine at the Brigadoon Pool. This will be looked into prior to next pool season.

**Financial Management:** Mr. Aldrich reminded that the 2012

budget needed to be prepared. A committee meeting will be held next month and a tentative budget presented in Nov.

**Common Properties:** no report

**OLD BUSINESS:**

Mr. Pohovich reintroduced the Policy & Procedures Proposals made last month when members were asked to review them prior to discussion and adoption.

- 4- Residential Property Maintenance – Ms. Kramer made the motion to adopt as written. Ms. Thornton seconded. The policy was adopted.
- 5- Recycle and Refuse Containers – Mr. Aldrich made the motion to adopt as written. Mr. Nye seconded. The policy was adopted.
- 6- Committee Procedures – Mr. Nye made the motion to adopt as amended. Mr. Aldrich seconded. The policy was adopted.
- 7- Assessment Arrears – Mr. Aldrich made the motion to adopt as written. Ms. Thornton seconded. The policy was adopted.

**NEW BUSINESS:** There was none.

**ADJOURNMENT:** There being no further business, Mr. Nye moved and Ms. Thornton seconded that the meeting be adjourned. There was no dissensions. The meeting adjourned at 8:50 PM.

Prepared By:

Approved By:

Mary Anne Kramer  
BSWCIA Secretary  
Date: November 9, 2011

Roger Plasse  
BSWCIA President  
Date: November 9, 2011

Draft