

**BRAUN STATION WEST
COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)
MONTHLY BOARD OF DIRECTORS MEETING
November 9, 2022
AGENDA**

7:00 pm CALL TO ORDER & PLEDGE OF ALLEGIANCE: Lucy Olson, President

HOMEOWNERS/GUESTS TO ADDRESS THE BOARD:

- Homeowners must sign up before meeting begins to speak
- Each speaker will be allotted 3 minutes
- VP will respond to questions in writing to manage length of meeting

REVIEW/APPROVE MINUTES: Oct. 12 (quorum not met), Oct. 25

OFFICERS' REPORTS:

- President: Lucy Olson
- Vice President: Patricia Varela
- Treasurer: Ginny Stricklin

NORTHWEST NEIGHBORHOOD ALLIANCE REPORT: No meeting in November

MANAGER'S REPORT: Mark Wilson

COMMITTEE REPORTS:

1. Architectural Control Committee
2. Nominations Committee

OLD BUSINESS:

1. Pool management
 - a. Pool Management Company Presentations
 - i. Community Pool Management Company
 - ii. Hill Country Pool Management
 - b. Review and vote on pool management company bids
2. Finalize/vote on terms for Swim Team agreement
3. Budget
 - a. YTD
 - b. Cost-cutting measures
 - c. Discuss/vote placing assessment amount on proxy
4. Covenants Paragraph 17 (Signs)
 - a. Moving forward after proposal failed
5. Ratify decision(s) based on HOA Attorney recommendation re: homeowner dispute
6. Annual Meeting Preparations
 - a. Confirm location, date, time
 - b. Proxy
7. December Events – Status
 - a. Holiday lights on office building and grounds
 - b. Christmas Decorations contest
 - c. Vote to move forward or cancel due to lack of preparation
 - i. Craft show
 - ii. Open house/Children's Party
8. Recall, Demand Letter, and Letter of Engagement - Status

NEW BUSINESS:

1. Election of new board member to fill vacant seat\
 - a. Introduction of each candidate
 - b. Vote
2. Procedural Access to Association Data by HOA Board Members

ITEMS TABLED FOR FUTURE MEETING:

1. Annual Meeting Prep
 - a. Agenda
 - b. Special guests
 - c. Election procedures
2. Bylaws Committee Recommendations - vote
3. Deed Restrictions Violations/Semi-Permanently Stored Vehicles
4. Updated website
5. COP receipt
6. Manager position description
7. Pool related issues:
 - a. Lifeguards vs. pool monitors
 - b. Cameras/Monitoring
 - c. Extended hours
 - d. Adult swim hours

ADJOURN

EXECUTIVE SESSION (if needed):

The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051.

1. Procedural Access to Association Data by HOA Board Members, if needed
2. Homeowner dispute, if needed