

**BRAUN STATION WEST
COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)
MONTHLY BOARD OF DIRECTORS MEETING
May 10, 2023
AGENDA**

7:00 pm CALL TO ORDER & PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

HOMEOWNERS/GUESTS OPEN FORUM

- Ground Rules
 - Must sign up before meeting begins to speak
 - Each speaker will be allotted 3 minutes
 - If possible, a director will respond to questions; if research is required, an assigned director will respond in writing within 5 business days
- [CPS Energy Damage Prevention/Locating](#) (811)
- CoSA DSD Code Enforcement - Fernando Muñoz
- TX HD 124 - Eleanor Lopez or other staffer
- Bexar County Precinct 2
- Council District 7 - Vanessa Chavez or other staffer
- SAFE Officer Sean King
- District 7 Candidate [Marina Albarete Gavito](#)
- District 7 Candidate [Dan Rossiter](#)

REVIEW/APPROVE MINUTES: Approve [May 2, 2023](#), [Special Board meeting minutes](#)

OFFICERS' REPORTS

- President: [Keith Riggle](#)
- Vice President & Oak Wilt Committee: Jeremy Shaw
- Treasurer: [Ginny Stricklin](#)

NORTHWEST NEIGHBORHOOD ALLIANCE REPORT: Delene Gilbert

MANAGER'S REPORT: [Heather Donahue](#)

COMMITTEE REPORTS

1. Architectural Control Committee: John Hale
2. Pools Committee: Colin Dowling
3. Clubhouse Renovation: John Siedo - The Board will consider and vote on [Phase I Proposal](#)
4. [Helping Hands](#): Lucy Olson
5. [Yard of the Month](#): Lucy Olson - The Board will consider and vote on proposal
6. [Annual Picnic](#): Delene Gilbert - The Board will consider and vote on proposal

UNFINISHED BUSINESS:

1. Greenbelts
 - a. The Board will consider and vote on [Donating](#) to the City of San Antonio
 - b. [Queen Hts broken tree](#)
2. Review & Revise Policies
 - a. [Property Maintenance](#) - The Board will consider and vote on Additional revisions (e.g., [lawn height](#))
 - b. [Refuse Container](#) - The Board will consider and vote on Alternate proposal
3. Events for the year: [SA Neighbors Together, Oct 3, 2023](#)
4. [Major Repair/Replacement Fund Expenditures](#)
 - a. Status of MR/RF
 - i. Ideal amount (2022): \$267,857

- ii. Before pools expenditure: \$137,831.83 (51.5%)
- iii. After pool gates & PC expenditure: \$121,976.32 (45.5%)
- iv. After pool access system: \$116,176.32 (43.4%)
- b. The Board will consider and vote on [Tennis Court Wind Screens](#) (all courts)
- c. The Board will consider and vote on [Tezel Tennis Courts Resurfacing](#)

NEW BUSINESS

Priority II

1. The Board will consider a Good Neighbor Program, which awards certificates and/or gift cards to the nominees who won (anyone could nominate someone in the neighborhood). It is aimed at "who is Helping their neighbors?"

TIME MANAGEMENT MATRIX		
	URGENT	NOT URGENT
IMPORTANT	I ACTIVITIES: Crises Pressing problems Deadline-driven projects	II ACTIVITIES: Prevention, PC activities Relationship building Recognizing new opportunities Planning, recreation
NOT IMPORTANT	III ACTIVITIES: Interruptions, some calls Some mail, some reports Some meetings Proximate, pressing matters Popular activities	IV ACTIVITIES: Trivia, busywork Some mail Some phone calls Time wasters Pleasant activities

2. The Board will consider use of other social media such as Facebook or Nextdoor
3. The Board will consider seeking owner input (surveys, etc.) before making board decisions
 - a. [Newsletter Opt-In Survey](#)
 - b. [Small Claims Court Survey](#)
 - c. [MR/RF Expenditure Survey](#)
4. The Board will consider [Waldon-Wrexham Heights Alley - Responsibilities](#)
5. The Board will consider revisions to other policies
 - a. [Assessment Arrears Policy](#)
 - b. [Payment Plan Policy](#)
6. The Board will consider the possibility of broadcasting board meetings via video
7. [Performance Evaluation Review](#) (Executive Session; link only for board)
8. The Board will consider hiring of a relative as pool monitor (Executive Session)

Priority III

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.

Additional Info

NW Neighborhood Alliance Meeting, May 3, 2023

Greenbelts

- a. Donate the greenbelts to the City per the Covenants, para 24(c): "The right of the Association to dedicate or transfer all or any part of the common area to any public agency, authority or utility for such purposes

and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3rds) of each class of the members agreeing to such dedication or transfer has been recorded."

- b. If the board approves, engage in the main effort as part of the 2024 Annual Meeting

Major Repair/Replacement Fund Expenditures

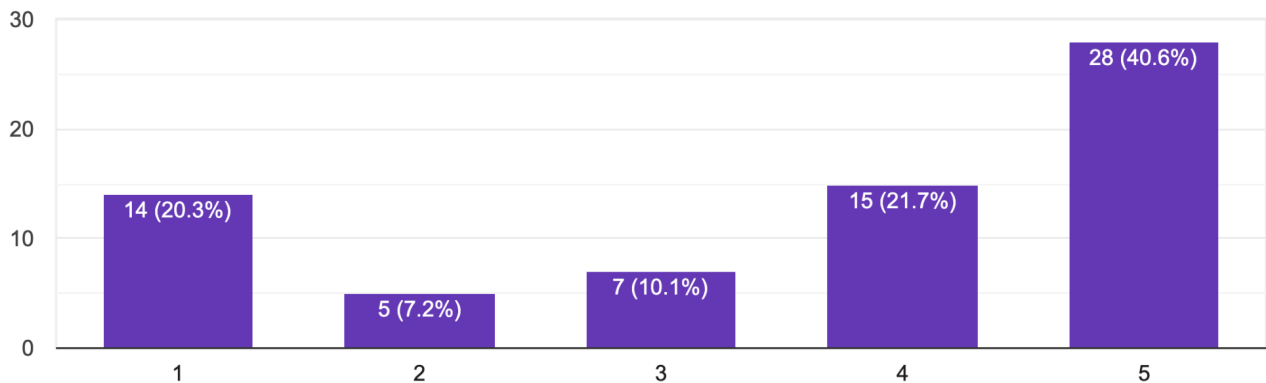
- "Major repair is defined as replacement, rebuild, or repair of a portion of an asset provided the expenditure exceeds ten percent (10%) of the listed assets total replacement cost. For computation purposes, two or more expenditures may not be added together to meet this minimum dollar requirement."
- Tezel Tennis Court Resurfacing
 - Last done in 2016 with a life expectancy of 10 years
 - Current depreciated replacement cost is \$8,640
 - However, surface is in poor shape; volunteer attempted a repair, but it didn't work well
 - Lowest bid of \$15,200 is 176% of replacement cost and therefore meets the definition of "major repair"
- [Tennis Court Windscreens](#)
 - Brigadoon (1) - installed in 2013 with a life expectancy of 8 years
 - Tezel (3) - installed in 2021 for \$2,149 with a life expectancy of 8 years

Legal Action for Violations of Braun Station West Covenants Survey Response

69 responses (6%)

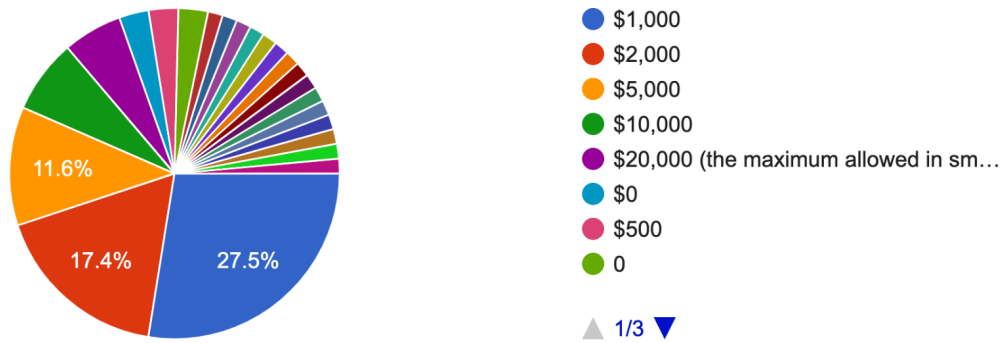
Braun Station West should file small claims lawsuits against homeowners who fail to correct Covenants violations after receiving 3 notices, to in...the required certified letter with a 30-day deadline.

69 responses



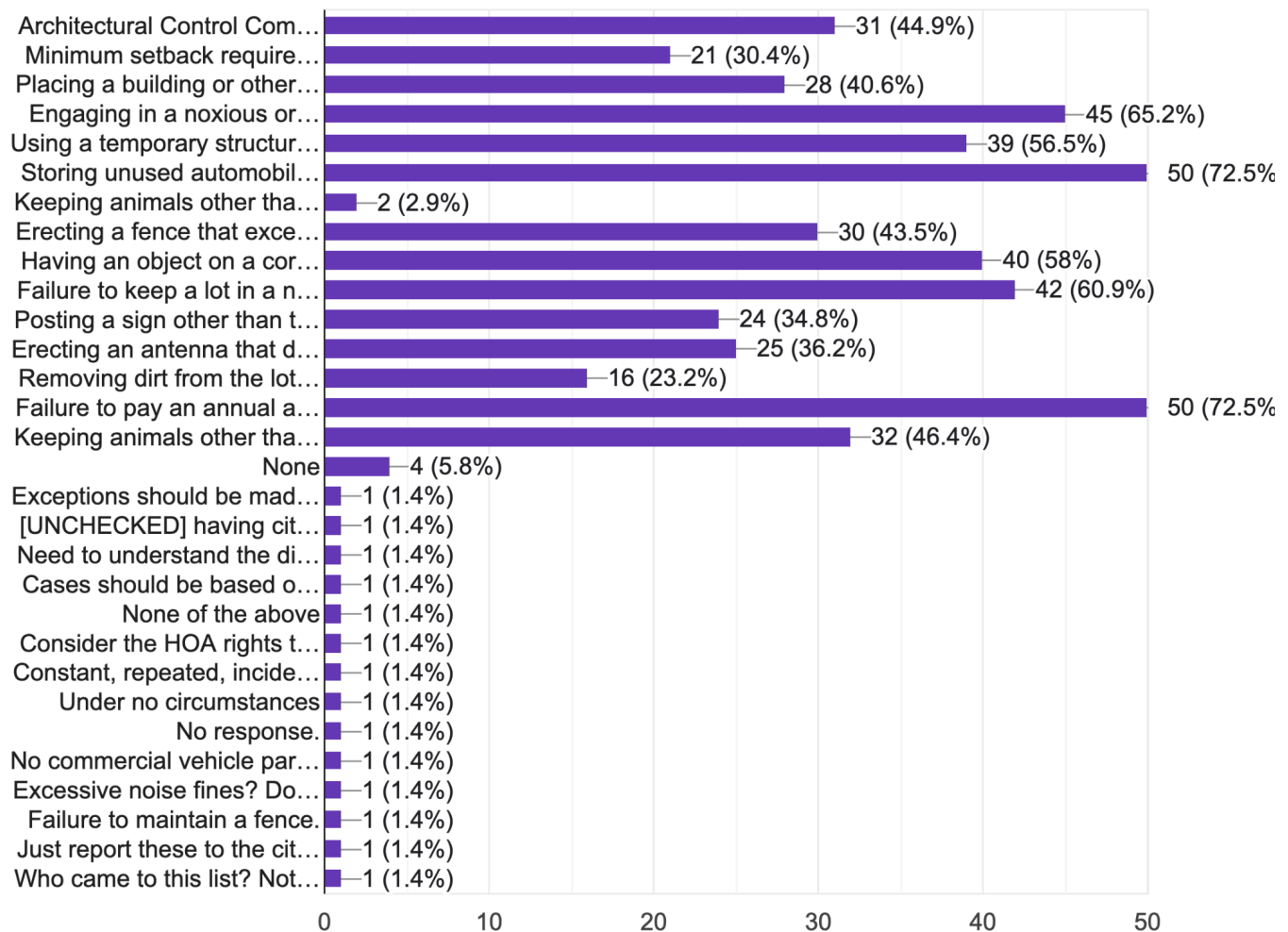
The maximum amount of civil damages sought for a violation of the Covenants should be:

69 responses



Braun Station West should file small claims lawsuits for the following types of violations of the Covenants:

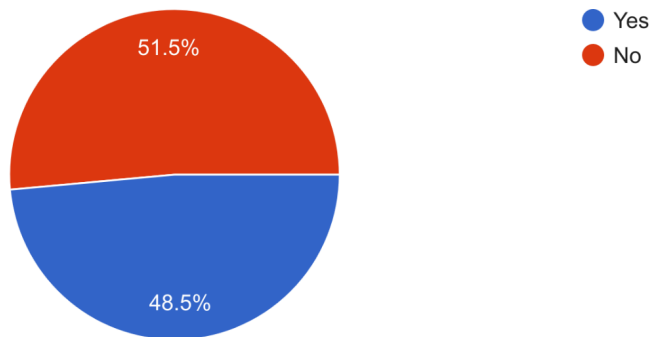
69 responses



Pools Access Systems using MR/RF Money

Do you support spending reserve fund money to install card access systems at the pools?

241 responses



Newsletter Opt-In Survey

I Opt In to delivery of the BSW Newsletter as follows (check all that apply):

Copy

230 responses

