

BRAUN STATION WEST COMMUNITY IMPROVEMENT ASSOCIATION (BSWCIA)
BOARD OF DIRECTORS' MEETING MINUTES
May 13, 2026

The following meeting minutes reflect the actions taken by the Board of Directors of Braun Station West Community Improvement Association at the meeting of the Board conducted on May 13th, 2026, at the Braun Station West Clubhouse, 8630 Tezel Road, San Antonio, TX 78254.

Board Members in Attendance: A quorum was present.

Jonnie McCart (President)

Carla Garza (Secretary)

Randall Garcia (Director)

Carol Klar (Director)

Karen Cavada (Director)

Board Member(s) Absent: Cindy Krause (Treasurer), Kevin Dougherty (Director), Rick Garza (Director)

BSWCIA Community Association Office Manager: Heather Tristan

MEETING CALLED TO ORDER: by Jonnie McCart, President, at 1902 with the reciting of the Pledge of Allegiance.

- Thank you to Alice Worthington and James Stopper for accompanying Jonnie to Austin for the Tierra Nuestra meeting.

ADOPTION OF AGENDA:

- **Motion:** Randy motioned to adopt the May 13th, 2026 agenda. Cindy seconded, vote was unanimous; **motion passed.**

REVIEW/APPROVE MINUTES:

- **Motion:** Randy motioned to adopt the April 8th, 2026 BOD meeting minutes as presented; Carla seconded motion; vote was unanimous; **motion passed.**

GUESTS OPEN FORUM:

Adrian DeAnda, Constituent Services, District 7

- SAWS Town Hall Meeting coming up, will be discussing the rate hike
- Will be providing some water for the annual picnic
- Jonnie has asked about the speeders around the elementary school and he said he would be looking into that

Ryan- Chief Impact Officer for San Antonio Area Foundation

- Fund Boys and Girls Club, Meals on Wheels, the McNay and other nonprofit organizations.
- Campaign called All Hearts on Deck to remind elected officials of the importance of the nonprofits during budget decisions.

OFFICERS' REPORTS:

President's Report: Jonnie McCart

- Northwest Alliance- did not meet this month
- Annual Picnic is Saturday, will start at 3:30- food and beverages will be provided along with a band, prizes and fun
- Expo 2026 is in the works
 - **Motion:** Proceeds from the Fall Expo on November 7th be allocated to the Electronic Voting Committee. Carla seconded motion; vote was unanimous; **motion passed.**

- Tezel roof is done. Saved on Insurance by trimming some branches off the roof, thanks to Tony LaFrenier.
- Nuestra Tierra- meeting in Austin. Spoke with Cody Campbell and Joshua Goldburger. Comments were recorded and transcribed to Texas Department of Housing and Community Affairs Board
- At 3 meetings to come and websites with more info

Vice President's Report: Randal Garcia

- Continue to finalize things with the cameras

Treasurer's Report: Jonnie McCart (for Cindy Krause)

- Income at the end of April: \$249,857.13
- Expenses for April: \$34,547.81
- Total Expenses : \$144,255.63

Manager's Report: Heather Tristan

- Assessments- over 70% for our YTD assessment income; in the month of April, \$31,388.59 collected (9.5% of the total projected income). 320 homes still need to pay assessments.
- Compliance Officer: 27 violations sent out in April
- Gate System/Pool Cards- New gates have been installed, new pool cards are required for the new gates, but will not be charging for the "new card" rate. 122 pool cards activated this pool season, as of this morning. Can be purchased during office hours. Card readers have more functionality. One time pins/codes for parties/events. Custom pins for technician access as well so we are aware of when pools and things are being serviced. Smartphone access as well.
- Pools are currently staffed by pool monitors on weekends during peak times. Prioritize staffing for weather, locations and times. Tezel open daily except Mondays (closed for pool maintenance) from 8am to 4pm, and swim team practices from 4pm to 7:30pm until May 21st. After, swim team will practice Monday-Friday, 7am to 11am (starting the 22nd to June 23rd). La Frenier pool is open daily, except Tuesday (closed for cleaning), from 6am to 7pm.
- Pool monitor job duty concerns addressed
- Summer Pool hours are to be determined
- First swim meet will be held May 27th in the morning and then again on June 1st from 3pm to close.
- Question from homeowner about current and past pool hours- will be addressing later in the meeting
- Newsletter distribution is in progress. Being delivered by block captains and volunteers.
- Clubhouse and pool bookings are going strong. Several per weekend in May. Space is filling up so book soon.
- Carol asked about how many pool monitors we have. There are 10 pool monitors but 2 will be leaving soon. Carol suggested that the lead pool monitor discuss with the others what duties are expected of them while they are on shift. No need for pool monitors to be here in the morning times and only during peak hours and they are not lifeguards.

HOMEOWNERS OPEN FORUM:

- Matthew Viggato (Wickheather)- concerns about pool hours not opening up early enough for adults to do laps. Requested we review pool hours, especially in the mornings.
- Lucy Olsen (Crooked Sky St.)- Water aerobics is back. Every Friday at 9am at La Frenier starting the first week of June. Possibly going into September. Instructor is Beverly Rosell. If you are interested, contact Lucy.
- John Hale- asked about the strip center on Guilbeau. Was supposed to be retail shops but now

they are putting in and auto body shop

- John Siedo- concerns about tennis courts being used by kids on bikes, improper shoes, etc. Asking about a sign. Heather is working on proper signs to post on all the courts. Need to look at the locks and gate.

COMMITTEE REPORTS:

ACC: John Hale, Chairman

- 1 request for a garage shed (back of homeowner's garage)- approved

ELECTRONIC VOTING PROJECT: Karen Cavada

- Requiring bylaws to be amended
- Looking for platforms- will be meeting with one in a week (Election Buddy)
- We are needing a lawyers input in writing those bylaws (\$700-\$1500)
- It is not required a vote to change the bylaws for electronic voting to happen at the Annual Meeting. The board can vote to change the bylaws
- We would like to advertise this widely- education campaigns, articles, polls, announcement at the Annual Meeting.
- Will be getting the funds from the EXPO to help with the expenses to the lawyers
- Paper voting is still going to be an option.
- Looking at getting away from proxies

CURBSIDE STARS: Rick Garza (Lucy Olsen presenting)

- Special features spotted in a resident's yard
- Committee members are Rick Garza, Dolores Maria Garcia, Jan Stofle and Lucy Olsen
- First person to come by with the address of the picture in the newsletter, will get their name in the next newsletter.

UNFINISHED BUSINESS:

Security cameras and Internet- Randal Garcia

- Reevaluating the location for one of the camera's- front of the clubhouse
- The cameras will cover the entire pool area of the Tezel pool
- Solar cameras

Facility Cleaners- Jonnie

- Corvis Janitorial Services- \$350/month (weekly cleaning) or \$225/month (every other week cleaning)
- Weekly during high peak season (summer seasons, possibly Holiday seasons), otherwise bi weekly
- **Motion:** Carla motions to hire Corvis Janitorial Services for weekly services during peak seasons and bi weekly (every other week) during slow seasons; Karen seconded motion; vote was unanimous; **motion passed.**

NEW BUSINESS:

Election of Director (2 year, 9 month term)

- 2 candidates: Alice Worthington and Leslie Keitzman (both present and spoke about themselves)
- Homeowners and Heather helped count votes.
- Alice Worthington elected to be a new Board Member

Social Media Policy- Carol Klar

- Reviewed the proposed [Social Media Policy](#)
- **Motion:** Carol motioned to approve the Social Media Policy as presented; Carla seconded; vote was unanimous; **motion passed.**

New Office Hours

- Recommended by Cindy; office hours change from closed Tuesdays to Monday starting June 1st.
- New office hours would be from Tuesday through Friday, noon to 6pm
- Discussed the reasoning behind having the office closed one day. Heather explained that it's to give her a day to complete other tasks that are not related to homeowners coming into the office.
- Discussed a part-time assistance to help Heather in the office. Randy will work on researching options
- Motion: Randy motioned to change the office closure day to Monday instead of Tuesday. Alice seconded the motion; one opposed; **motion passed.**

Pool Hours for June-October

- Would like to extend hours to 6am to 7pm
- Pool monitors to work in the afternoons in peak hours
- Discussed that 7pm is too early to close since families aren't available to come sometimes until after 6pm since parents work.
- Discussed keeping the pool open for all residents until 8pm even during scheduled parties
- Discussed early morning hours for swimmers that like to do laps, suggested 5am opening for residents that like to do laps before swim team
- Motion: Carol motioned for new pool hours as follows:
 - Tezel Pool:
 - Monday closed
 - Tuesday-Friday- 5am-7am, 11am-8pm (until June 23rd, then there will be no break during the hours of 7am-11am)
 - Saturday- 5am-7pm
 - Sunday- 5am-8pm
 - Brigadoon:
 - Monday- 5am-8pm
 - Tuesday closed
 - Wednesday-Friday- 5am-8pm
 - Saturday- 5am-7pm
 - Sunday- 5am-8pm
- Carla seconded motion; vote was unanimous; **motion passed**

Tree Maintenance: Old Tezel, Horse Heath, Wrexham/Walden Heights (alley way)

- For Old Tezel and Horse Heath- since we are responsible for these, it was recommended tabling until October since the trees in need of maintenance are Oak Trees to prevent the spread of Oak Wilt
- For Wrexham and Walden Heights- back of the homeowners properties
- Discussed with the city and was told it was the homeowners responsibility.
- Hold off until October due to risk of Oak Wilt at this time

EXECUTIVE SESSION: N/A

OPEN SESSION: N/A

Meeting Adjourned: Randy motioned to adjourn; Alice seconded; vote was unanimous; **motion passed.**
The meeting adjourned at 2054.

Approved by BSW Board of Directors: As prepared by Carla Garza

Date: 6/10/26

Carla Garza

Carla Garza, BSWCIA Secretary