

# Austin Lake Homeowners Association Monthly Meeting Minutes

---

February 6, 2014

## Officers Attending:

Wilson Pulgarin, President  
Scott Perkins, Vice President  
Charles Hunter, Treasurer  
Lea Garvy, Social Chair  
Greg Woodard, Grounds Chair  
Erin Callaway, Secretary  
Tom Teague- Architecture Chair

Also attended - Hal Bartlett

- I. Call to Order
- II. Welcome
- III. Approved December 5th, 2013 meeting notes and Approved January 6<sup>th</sup>, 2014 meeting notes.

## Topic Discussed:

1. Treasurer report – Money moved over to reserves with \$20,7## in reserves. Checking balance almost \$40,000. Of 102 homes, 30 are delinquent. If paid \$500, sent back and asked for \$600. Not cashing \$500 checks. Due paid by Jan 31.  
We will finish paying for parking lot when judged complete.
2. Per Scott - There are no dues. It's an assessment every single year, when budget is set. Should we re-write bylaws to establish set dues? Year by year decision at this point. Bylaws state that budget is declared for each month.
3. Update on asphalt. A second spot was missed. Cracks not completely filled. Still a work in progress. We've only paid half – not paying second half until satisfied. Temp needs to be above 55 to do tennis courts. Maybe March?
4. Discussed landscape/entry. Hal will take care of crack in entry wall. Pine tree split/leaning, identified by Jerry. Tree needs to go. Concerned with Jerry and everything needing to get it done. Trees getting large, grass not growing between clubhouse and Austin Lake Drive. Need pine straw bed to cover roots. Shrubbery needs trimming back. Do we want to renew contract or just pay month to month? Need to stay on top of things. Hal stated there is currently no list of landscaper expectations.
5. Discussed Social. Possible neighborhood facebook page? Deactivated in past due to negative comments. Have to monitor due to comments. Calendar for clubhouse on website currently not working for Lea. Planning neighborhood dinner out - March 8<sup>th</sup> at 7p. Lea will send an e-mail.
6. Per Wilson - Marie Stockton and Janet Kost volunteered to establish a neighborhood welcoming committee. Charles gets info/sends closing letter so has all new homeowner info for neighborhood. Will get list of last 2 months.
7. Wilson's neighbor is interested in starting a swim team.
8. Discussed the landscaping at the lake. Scott went to landscaping Expo and recycled tire path liner staked to ground is an option to hold in woodchips, etc. and make it a more welcoming entrance, a real path. In next month or two will have a plan for path. Getting quotes on a dock to obtain info for future possibilities. Not currently on the plan, but want to collect data to be informed. Discussed possible liabilities with dock, i.e. attractive nuisance. Charles will check to see what's in our umbrella policy. We need picnic tables, etc for everyone to enjoy the lake.
9. Discussed neighborhood website. Austinlakehoa.com – original website. Google now owns it. We can create new website. Need to have neighborhood website under HOA name/account, not one individual.  
[Austinlakehoa.org](http://Austinlakehoa.org) with monthly Fee of \$10. Once we get website running we can update board members' info.  
  
Wilson's guy will create new website for us. Voted unanimously to approve new website creation.
10. Speed detection sign up. Collecting data.
11. Architectural committee update from Tom: Drove around looking at houses. Around 50% of mailboxes not up to standards. Visible trashcans, mold on stucco, wood rot on frames, steps falling off front porch, basketball goals in bad shape. Many houses not up to covenant standards. Maintenance is the real issue. Visible satellite dishes, bad landscaping, dead shrubbery, odd paint colors, broken blinds, need for pressure washing – many small things adding up.

Recommendation by Tom for a campaign to get neighborhood back up to speed. Need to get a checklist as part of an initiative. Plan to send out a general campaign letter to all before we get into specifics. Tom will draft letter and email to officers. Letter mentioning curb appeals, property values. Keep Austin Lake beautiful. Letter will list suggested general improvements. Will bring back yard of the month.

Erin will check secretary files over change to not enforcing basketball goals, about 4 years ago.

13. Meeting adjourned. Next meeting is MARCH 6. First Thursday of the month.