

November 6, 2018

Board Members in Attendance:

President:	Ashley Robison
Vice President:	Susan Smith
Treasurer	Joe White
Secretary:	Kelly Layfield
Architecture:	Estee Lassiter
Grounds:	Leanne Allen
Social:	Lia Williams

I. Call to Order

II. Welcome

III. Review of Minutes from October meeting and Special Meeting (approved)

IV. Board Member Reports

A. Social:

1. The children's Halloween party and parade was a great success.
2. The social committee sponsored a cocktail party on Saturday November 3rd at the home of Steve and Sherry Stoichev. The party was well attended, and everyone had a great time.
3. The Progressive Dinner is set for December 8th. The cost will be \$10 per person. Heavy appetizers to be served at two houses with dessert at a third home. Two or three more houses are needed to serve as hosts.
4. The social committee has decided that the Children's holiday party with Santa will take a respite this year.
5. Lia suggested decorating the clubhouse for Christmas after the annual meeting on December 1st.

B. Treasury:

1. Joe presented the year-to-date and pro forma 2018 budget as well as the proposed 2019 budget.
2. Joe explained that certain high dollar maintenance items (pool furniture and clubhouse painting) should be deducted from the reserve fund in 2019 since those items fall within the categories for which the fund was intended.
3. The Board discussed that an increase in the landscaping budget is necessary. Bids were received from various vendors, and it is apparent that, in order to keep the grounds looking at the caliber we want them to look, the budget for those items must be increased.

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

4. The Board discussed that the Clubhouse maintenance has been really neglected over the years and it is in significant need of attention.

C. Architecture:

The Association received a complaint from a neighbor in response to a certified letter of complaint received by the Board from his/her adjoining neighbor. Ashley has been in contact with the Board's attorney on several occasions regarding the original matter which instigated the 2nd complaint.

D. Grounds and Maintenance:

1. Leanne reported that the interior of the clubhouse has been painted Benjamin Moore Revere Pewter. Labor was provided by a homeowner at a greatly reduced cost.
2. The clubhouse floors are underway (\$2,500). Labor (\$1,000) is being provided by a neighbor at a greatly reduced cost. We also need new floor registers.
3. Lights at front of the neighborhood are not working.
4. The old swing set has been disassembled. The new playset has been delivered and will be assembled on Saturday, 11/10/18.
5. The swing in the common area was taken down because it was falling apart.
6. Couch set has been sold for \$450 and will be picked up on Sunday, 11/11/18.
7. The Board has a plan to paint the table in the clubhouse with chalk paint and recover the chairs seats.
8. Pickleball vendor has not yet striped the court. The Board discussed looking for possible new vendors.

V. Open Discussion:

1. After much discussion, the Board determined that the date of the Annual meeting will be Saturday, December 1, 2018, at 10:00 AM. Kelly will send the email blast containing the Notice of Meeting, Agenda, proposed budget and proxy. Some neighbors will need to receive the notice by mail or hand delivery since they have not provided an email address. Reminders will be provided through email and Austin Lake's Facebook page.
2. Susan asked that the minutes reflect that HOA Records from 1995-2016 are located in a filing cabinet in the clubhouse near the water heater (latest on top – oldest on bottom).

VI. Meeting adjourned.