

Austin Lake Homeowners Association
Monthly Meeting Minutes
July 12, 2023

Officers in Attendance:

President: Chris Foss
Vice President: Ruth Zimmerman
Secretary: Susan Smith
Grounds: Leanne Allen
Social: Marie Stockton
Architecture: Ryan Flanagan

Absent:

Treasurer: Scott Silverstein

Call to Order

Approval of the Minutes

Board Member Reports:

Vice President (Ruth)

Tennis Courts:

- **Ruth** reported that two straps were purchased for the tennis courts and are being installed. The straps were 29.50 each and were approved on June 26 by the board via text.

- She has also revised the reservation website so that it is now working properly. The QR code for making reservations can be found in a previous email to all residents as well as at the tennis courts where it is also posted.

Architecture (Ryan)

Architectural Requests for Changes

No new requests for architectural changes were received this month.

Letters of Noncompliance

Ryan updated the board on the results of the 17 emails and/or letters he sent to residents who were not maintaining yards or mailboxes up to HOA standards. Of those, 5 resolved their issues, and several others are actively working to improve their yards or change landscapers. After much discussion, the board members agreed with Ryan's offer to draft a specific list of penalties and fines for violations. This would be presented at our next annual meeting.

Secretary (Susan)

Residents' Concerns

- Susan asked about the **loungers** at the pool that were in need of reupholstering. Ruth had gone to several professional upholstery places, but only one shop would commit to doing this job. The price given was 500 dollars a chair, not including the fabric. The board agreed that this price was too high and that new loungers could be bought for that price. Ruth volunteered to reach out to other places. Some discussion followed about the number of loungers needed at the pool. The board did agree that 8 but no more than 10 would be sufficient.
- In order to keep **residents better informed** about developments in our neighborhood, the board agreed with Susan's offer to post notifications on our neighborhood Facebook page and send out emails when HOA board minutes and financial reports are uploaded on our neighborhood website. It was also agreed that she will send out notices of dates of the next board meetings. Anyone resident who wishes to attend should contact our president.

Directory

The board approved Susan's offer to update the neighborhood directory by sending out an attachment of the directory via email asking residents for updates or edits. After two weeks the directory would be finalized and re-sent to residents in a printable format. For those members wishing a printed copy and without access to a printer, a printed copy would be delivered.

Grounds (Leanne)

Pool and Pool Gates

- Leanne reported that the scheduled installation of gates on June 17 was unsuccessful. One gate did not fit the space, and the company recommended waiting to install when all the gates could be done at once. The company did confirm that they manufactured a wrong gate (the one that is by the grill instead of the first gate as you approach the gate from the left side). They offered the new gate and its installation for 750. On June 20, the board agreed via text that the extra gate be purchased so that all four gates will match. The gates are currently in production, and should be ready for installation in the next few weeks.
- Five new umbrellas at 65 dollars each were purchased this month to replace torn and broken ones.

New Purchases

- In our last meeting the board agreed that there was a need for more security for our commons area. It was noted that doors and gates have been left open and that non residents may be trespassing in our commons areas. To address this issue, Leanne found **Ring cameras** that were on sale for 119 each. The board approved the purchase on July 13 via text.

- Marie reported that a new **full size refrigerator** was purchased for the clubhouse to replace the mini refrigerator that, as discussed in previous meetings, was inadequate for many of the events held in the clubhouse.

Treasurer (Scott)

In his absence, Scott submitted his report via email. The financial report was unanimously approved, and it will be posted on our webpage.

Social (Marie)

Family Pool Party

- Marie reported that, as decided at the last board meeting, this year's neighborhood pool party, to be held July 15th, will be a family party, with music and food by the pool, and movies and supervised activities for the kids. She has had 34 guests who have replied to her invite as coming.
- Scott Perkins band will be providing the music.
- The food will consist of bbq sliders, hotdogs, potato salad, a vegetable tray, and cookies. Water will be provided, and guests are encouraged to bring their own beverages.
- Much of the rest of the meeting was spent planning the pool party with various board members agreeing to help either with supplies or setup.

Back to School Party

Marie suggested two dates for the Back-to-School party: August 1st, which is the first day back for public school students, or the following Friday. No decision was made at this time.

Meeting Adjourned

Next meeting: Aug 9, 7:30, at the clubhouse