

Austin Lake Homeowners Association

Monthly Meeting Minutes

March 28th, 2013

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Janet Kost, Secretary
Charles Hunter, Treasurer

Committee Members Present:

Glennnda Baker Grounds & Maintenance
Hal Barlett Grounds & Maintenance
Al Little, Lake Committee
April Winterscheidt, Social
Kerri Hunter, Architectural Chair

- I. Call to Order
- II. Welcome
- III. Approval of March 7th, 2013 BOD Meeting Minutes

Topic Discussed:

1. Charles provided treasurer's report. \$111,000 in capital reserves. There are six homeowners that have not paid 2013 dues. The address was found and dues received for the vacant home on Terrace Ct. Need new address for o 7204 AL Circle. Glennnda will email the homeowners dues notice to the homeowner.
2. Jamie responded to our questions regarding violations, fining, increasing threshold of board's approval of spending without vote, etc. This discussion will be deferred until our next regular meeting due to the detail of the lake project discussion.
3. Lake Project- It was decided the proxy's will be emailed and hand delivered to mail boxes at least 7 days prior to April 28th 2pm meeting.
4. Discuss Jamie's response to questions regarding lake project and sample drafts of Special meeting notices and proxies. Janet will work on drafting those letters.
5. Scott presented a draft PP presentation that will be presented at the special meeting for HOA. It included several financing options. BOD voted to present a single finance plan for the project. Use capital funds and apply for a \$40K line of credit as a back plan for any unforeseen emergencies that may arise until Capital Reserves are properly replenished. Wilson and Charles will go to back and get more details regarding line of credit and possible a pre-approval. There was discussion whether we need 2/3 vote or quorum to approve lake project. Janet will email Jamie for her opinion based on our declarations.
6. Grounds and Maintenance update: The Cypress trees removal is complete. Bathroom paint was completed. Window sashes replaced. It was approved to replace mirrors in bathrooms for \$100 or less each. The sign was approved for the community lake access entrance. The cost \$50.00. It will be \$60 to install. Charles agreed to install the sign for the HOA. Ants were seen in clubhouse and All-Pro has been called to spray. Clubhouse flooring quotes were reviewed. It was decided to go with carpet. BOA approved \$2600.00 to replace carpet. Glennnda to choose color that will coordinate with current staircase carpet which is not being replaced.
7. There are several other maintenance items needed at the clubhouse including gutter possible clogged, windows and railing that face the sun need paint.. Wilson will look at these items and quote for repair. Grounds will get two addition quotes for said work.

8. Wilson brought up request to bring Progressive Dinner back as a social event. Many homeowners like the event. It was decided to hold on this discussion, until May, and we have concluded the decisions regarding the lake project.
9. Meeting adjourned

Action Items:

- A. Wilson
 - a. Wilson will quote repairs needed to gutter and around clubhouse windows and railings.
 - b. Get address for Barthold's 7204 AL Circle.
 - c. Go to bank with Charles to inquire about HOA line of credit and get possible pre-approval prior to Special Meeting. See if bank representative will attend special meeting.
- B. Al
 - a. Will see if Sand Stone will attend the April 28th HOA meeting
- C. Charles
 - a. Install new lake sign.
 - b. Accompany Wilson to inquire about HOA line of credit.
- D. Grounds and Maintenance
 - a. Carpeting in clubhouse
 - b. Mirror replacement in bathrooms
- E. Scott
 - a. Update PPT for Special Meeting and distribute to BOD.
- F. Janet
 - a. Update letters for Special Meeting Notice and Proxy with appropriate language
 - b. Email Jamie regarding 2/3 vote or quorum.

Decisions Made:

1. Approved clubhouse carpet replacement
2. Bathroom Mirror replacement
3. Sign for Community Lake Access
4. Funding Option for Lake Project

Next Meeting: TBA

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.