

Austin Lake Homeowners Association

Monthly Meeting Minutes

7:30 pm, February 20, 2024

Officers in Attendance:

President: Ruth Zimmerman

Vice President: Eva Margolies

Secretary: Susan Smith

Grounds: Leanne Allen

Architecture: Paul Young

Social: Marie Stockton

Treasurer: Scott Silverstein (Via telephone)

- I. **Call to Order:** Ruth Zimmerman, President
- II. **Approval of Minutes**– January meeting minutes were distributed to each board member prior to this meeting. Approval was submitted by email.
- III. **Board Members Reports:**

1. **Treasurer's Report** –Scott Silverstein, Treasurer

- An invoice for last year's pine straw was received and paid.
- 88 residents have paid dues; 3 are on a payment plan. Residents who have not paid were contacted individually through email January 31; those who had issues with Zelle were also contacted. An official letter and invoice will be mailed to those who have not paid. Plans were made to contact long term delinquents in person.
- Questions were raised about our capital reserve funds and our operating budget to determine what funds are available to be used for lake projects and playground equipment.
- A full treasurer's report was distributed to each HOA board member prior to our meeting.

2. **Grounds & Maintenance Update** – Leanne Allen

- Pinestraw and mulch were put down.
- Attempts to contact Gorilla about our playset warranty have not been successful. Currently the playset, erected in 2018, is rickety with a torn canvas and broken plastic pieces. While toddlers ages 2 and under might have no problems playing on the set, it might be more dangerous for older children who would take advantage of the ladder and swings. The board thought it important to maintain the playground since it is frequently used by families with young children. It was estimated that a new playset would cost around 2,000 dollars. The replacement cost is estimated to be within our budget for playground and pool expenses.

- We received several quotes for replacing the clubhouse windows and doors. It was unanimously decided that Window World would be our best option. This window estimate of 9250 includes replacement of all windows, foam insulation on jambs and head, double strength glass, double locks, installation, and custom exterior trim, and a lifetime glass breakage warranty. The total estimate for the replacement of the 4 doors with flush glazed fiberglass doors is 7,037.40. This estimate includes hardware, frame, trim, and compression weatherstrip. There will be no grids on the windows and doors.
- Plans were also made to purchase a few more chairs for the pool with a cost of 281 dollars each and an additional 183 for assembly of each chair.

3. **Architectural Requests, Lake, and Other Community Updates or Concerns** – Paul Young

- The ACC Committee has been formed and will consist of Paul Young (chair), Susie Roberts, and Dave Wilson. Eva has agreed to serve as an advisor.
- A newsletter from the ACC went out this month to all residents through email and a Facebook post with yard and lawn reminders and tips for winter and early spring weather
- A list of services and providers is being composed to be placed on our neighborhood website.
- Paul outlined his method going forward of dealing with residents who are in violation of our covenants. He plans to take these steps, as needed:
 - personal contact
 - a written letter
 - contacting the Smyrna Code Enforcement about the issue
- Since the board recognizes that many of the violations are unintentional, the ACC sees as its charge to contact residents who are in violation and offer assistance and information about available services.
- It was noted that one of the major problems now is yards with patches of bare dirt. Eva is working on a neighborhood pinestraw drive to be scheduled this spring, which should help residents cover unsightly bare areas.

Lake—Paul Young

- Paul drew up a detailed and informative report about the history, maintenance, and past and present issues regarding the lake. A copy of this report will be posted on our webpage. Paul was commended for drawing up such a detailed description of our largest and most beautiful but often overlooked amenity.
- Paul requested funds to rent a bush cutter for three days at a cost of 125 dollars a day to clear the paths of undergrowth in the land adjacent to the lake. He also asked for 367 dollars for materials to rebuild the bridge that has rotten and prevents easy passage from one path to another. Both requests were unanimously approved. The board agreed the HOA by-laws state that “officers and directors shall have no

personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association,” and assured Paul that this statute applied to his work in such projects as building the bridge and clearing the pathways by the lake.

- One resident requested maintenance information about the lake. A copy of Paul’s report will be sent to her.

4. **Social Events Update** – Marie Stockton

- The Easter event is scheduled for Sunday, March 24; an Evite will go out three weeks before this date.
- Gigster had contacted us asking to register our property for various rental purposes. It was decided that we were not interested in listing our property with Gigster.
- Marie drew up a community survey for the 2024 Progressive Dinner and other social events, both sponsored by the HOA as well as by individual residents and/or cul de sacs. We are seeking feedback as to what activities and events residents are interested in attending, hosting, participating in, or supporting. Hopefully this survey will give us feedback which will guide what social activities are scheduled for this year.

5. **Future Meeting Date:** Our next meeting is Monday, March 11, 7:30 pm, at the clubhouse.

Meeting Adjourned: 9:10 pm.