

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

April 9, 2018

APPROVED BY BOARD AT MAY 1, 2018 MEETING

Officers in Attendance:

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

Absent: Paul Young, Grounds

I. Call to Order

II. Welcome

III. Review of Minutes from March 6th meeting—Approved

IV. Board Member Reports

A. Social:

1. The inaugural dinner club outing held on Thursday, 3/8/18, was attended by 6 or 7 people although 15 or so had planned to come.
2. The Easter Egg Hunt was successful, and people had a good time.
3. The pool opening is scheduled for May 5th. The next social event will be a pool opening party, likely to occur around the time schools close for the summer.
4. Susan and Howard Smith plan to host a neighborhood social event this summer.
5. The board discussed the need to clean the pool furniture before pool season begins. Also, the Board discussed that the 2018 pool furniture budget was increased to provide for new umbrellas. Ashley thinks eight umbrellas purchased in 2016 were lost during the 2017 pool season as the result of negligent users who fail to close umbrellas when not in use. The Board discussed hiring a young person to check umbrella closures in the evening, as well as possibly purchasing a better grade of umbrella. Estee suggested purchasing pool furniture at end-of-season sales, if possible.
6. A family plans to rent the clubhouse and pool for a party on May 12th.
7. The downstairs storage closet can be cleaned out now that the pool furniture has been removed. Ashley warned that the pool pump could cause water spillage on the floor, so we should be careful on what items are stored there. Joe reported a hole in the ceiling.
8. Susan reported that Wilson Pulgarin has provided a quote to prep and paint the club house and glaze the windows. Joe reported that we have about \$4,000 in the club house budget for painting/repairs. The Board discussed the need to obtain additional quotes, which Susan agreed to do.

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B. Treasury:

1. Four homes have not paid annual dues yet and are not on payment plans. A few additional owners are on payment plans. Collected revenue is \$65,130 to date.
2. The Association tax return is being prepared
3. The insurance premium has been paid;
4. The common area pine straw (\$4,650) and tree cutting expenses (\$825) have been paid;
5. The termite/pest control expense for this year is paid (All Pro Pest \$275)
6. The Board discussed the notion of sharing with the neighborhood quarterly reports from the President in an effort to keep members updated on upcoming changes and plans.
7. Joe reported that the anticipated Gibbs rate increase (\$726 to \$969 a month) has taken effect. The Board discussed that the Gibbs increase was not as steep as initially expected. Susan reported that the Crabapple quote is slightly cheaper, but we don't know how the ornamentals and special services are priced. Ashley proposed that Paul, Susan and Ashley dig into the land service quotes a little deeper and then discuss the options further at the May meeting. Some board members expressed that a change in providers might lead to fresher ideas and a different look.
8. The Board discussed that the retaining walls still need to be repaired.
9. Ashley obtained a quote on the pool gate. The repair person said the gate is too far gone to repair. The existing hinge is not a good quality and broken. The quote to install self-locking closures was \$1,400. Joe and Estee reported that the other gate needs to be repaired also. Ashley will look into getting another quote.
10. Susan reported repair of the paper holder in the men's bathroom.
11. Doug Hoffman reached out to Joe to request copies of items needed for Doug's audit of Association books as mentioned in the March meeting.
12. Joe and Ashley need to go to the bank to add their names to the checking account. A motion was made and unanimously approved to authorize (i) Ashley Walker as the 2018 Association President and (ii) Joe White as the 2018 Association Treasurer to replace as the account holders on any Austin Lake Home Owner's Association bank account at Regions Bank. The Board agrees that any other persons currently named as signatories on the bank account should be removed.

C. Architecture:

1. Estee reported that the homeowner at 2227 requested approval to install a 10' x 12' shed. Neighbors on both sides have approved the shed design and placement. Paul and Estee met with the homeowner suggested what color the shed should be painted

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(dark grey), where it should be placed on the lot and where shrubs should be placed to screen it from the road. Estee presented a rendering of the planned building, and the Board did not object to the installation.

2. Estee reported a sign violation on Terrace Court (along with a lingering dead Christmas tree in the same yard).
3. The Board discussed that signs posted by vendors are not allowed in yards.
4. A neighbor requested approval to have sod installed and to replace the sidewalk with pavers in order to address drainage issues.
5. A neighbor is continuing a home improvement project and materials continue to be left in drive-way. Estee will continue to monitor this matter.

D. Grounds and Maintenance:

1. Ashley said the sink hole in front of the clubhouse needs to be repaired since it is a known hazard. [Note: After the meeting adjourned, Joe donated a bag of sand and poured it into the hole, but significantly more sand is needed.]
2. Susan proposed that the clubhouse carpet needs to be steam cleaned. The Board agreed to have it professionally cleaned. Joe suggested having the same company steam clean the bathrooms prior to pool season.

V. Open Discussion:

1. Commercial play structure:
 - a. Ashley presented a topic submitted by Chris Mount regarding the construction of a fenced commercial-grade play area and fenced dog park in the area where the current aging play structure is located. Chris proposes an assessment of \$300 per family with 4 months to pay for a total collection of \$32,000.
 - b. Joe White previously received a quote of \$26,000 for a full commercial-grade play structure.
 - c. Ashley will suggest that Chris potentially form a committee to explore the possibility and that he contact Joe concerning the quote received.
 - d. Ashley expressed that it may be a good idea to advise Members that a special assessment may be necessary for other repair items whether or not an additional assessment is approved for the play structure.

VI. Next meeting board meeting will be Tuesday, May 1st at 7:30 pm

VII. Meeting adjourned.