

# Austin Lake Homeowners Association Monthly Meeting Minutes

---

May 1, 2014

## Officers Attending:

Wilson Pulgarin, President  
Scott Perkins, Vice President  
Charles Hunter, Treasurer  
Lea Garvy, Social Chair  
Erin Callaway, Secretary  
Tom Teague- Architecture Chair  
Greg Woodard, Grounds Chair  
Also Attending, Hal Bartlet

- I. Call to Order with all but 2 (both arrived shortly)
- II. Welcome
- III. Approved April 6, 2014 minutes with addition of detailing who was the No vote in April.

## **IV. Topic Discussed**

1. Treasurer report. All homes paid dues. Checking Acct \$49,600. Reserves \$21,800. Phone scheduled to be activated today.
2. Grounds update:
  - a. Talked to Alan w/ asphalt company. Wed or following Wednesday (based on weather) they'll come fill in the cracks. Will keep working on it until we are satisfied.
  - b. Pool shower faucets/pipes (4 leaks). Greg will work with plumber.
  - c. Discussed cleaning of clubhouse. May transition from twice a month to once a month.
  - d. Concerning work needed around clubhouse (includes pressure washing, various wood repairs, railing, fascia, and window repairs and repainting). We are hiring a board member to do work around clubhouse. His prices are substantially lower than all other competing bids for the work. Unanimously approved \$2500 for clubhouse work by Greg Woodard.
  - e. Pool inspection scheduled for 5/2. New homes on N Cooper Lake need pool keys. Otherwise keys come from previous homeowner, or \$25 fee for new key.
  - f. Charles and Greg inspected woods behind Callaway house, woods by dam. Callaway fence sections destroyed - vandalism. Bench by pond also destroyed.
  - g. Aquascape coming this week to clear lake grate.
  - h. Question from resident regarding additional lighting for lot. Teens in cars parking at clubhouse 2am. Lights on corners of clubhouse not lighting properly. Greg will check on lights.
3. Pool: Discussed vandalism and unauthorized people at pool last summer. Lea sending out e-mail. Everyone needs to be vigilant. Close umbrellas and pick up after self. Close bathroom doors and gate. Non-emergency police 770-434-6666. We need brighter/increased motion lighting around pool and clubhouse. Greg pricing options/wattage.
4. Tennis courts (Wilson): end of May for tennis court work. We've paid half. On last year's budget, delayed due to weather.
5. Social Update: Dinner club at pool on May 17 - Mexican potluck. 2 club rentals in May. 11 for dinner at Scalini's in April.
6. VP Update: Looking at heavy picnic table options.
7. Discussed lake plans, drawing, total plan.
  - 1<sup>st</sup> phase: \$1500 total budget. Picnic bench and table in the plan. Path between trees should be done through a volunteer work day by the end of summer.
  - 2<sup>nd</sup> phase: Access from street to path start. Future vision: dock.
8. Architectural Update:
  - a. Lot #2 home being built. We're concerned about runoff. Lot #1 gutters being rerouted to Austin Lake Rd. Gutters on new home will be rerouted to Austin Lake. Developer (Portico Smyrna LLC) recognizes responsibility for unlawful runoff for 12 months after last house sold. We do not agree to this. Need wording "no increased drainage and runoff" and any increase in drainage will be corrected. We need detailed plan for runoff from builder. Need to have an engineer look at the plan. Retaining wall in plan not happening.
  - b. Yard of Month going out soon.
  - c. Letters to go out to homes with covenant violations. Will evaluate and send another letter after 30 days if needed with verbiage from covenants. Will develop letters and plan of action.

V. Meeting adjourned. June 5 is our next meeting.