

Austin Lake Homeowners Association

HOA Board Monthly Meeting Minutes

Amended

November 1, 2022

Officers present:

President: Chris Foss

Secretary: Susan Smith

Treasurer: Scott Silverstein

Architecture: Ryan Flanagan

Social: Ruth Zimmerman

Grounds: Leanne Allen

Absent:

Vice President: Josh Keller

Also present: Residents Haren Jangla and Doug Hoffmann

Open:

Residents Haren Jangla and Doug Hoffmann addressed the board regarding concerns about the progressive dinner expenses. They stressed that money spent for the progressive dinner might be better utilized by putting it in the capital reserves. Several ideas were presented: charging residents who attend the progressive dinner enough to cover costs of catering, having a potluck dinner at the clubhouse, and using the progressive dinner as a fundraiser for playground equipment. A long discussion followed in which it was pointed out that there was a lack of social gatherings sponsored by the HOA during the last couple of years because of Covid so that we have a little more to spend this year. The board explained that we are already charging residents a small amount for the progressive dinner and that plans for catering were already made for this year. Chris suggested that Haren and Doug bring up their suggestions in the annual meeting for future consideration.

Grounds:

- Leanne reported on two urgent maintenance issues: (1) Resurfacing the pool and (2) replacing the gates and fences surrounding the pool area. . After the pool inspection conducted last month, it became clear that the

pool is in need of resurfacing. The bottom of the pool is deteriorating, and there is concern that the entire pool will need to be replaced if we do not perform the necessary maintenance. The gates to the pool and tennis area are another major concern. We have three gates whose locks are deteriorating. Replacing the locks is expensive and temporary.. These locks were replaced in 2018, and four years later they need replacing. Replacing the gates entails also replacing the fences to make each in line with city codes. She has already begun to receive estimates on the costs of these projects. Both these projects, she urged, should be top priorities for next year. The board agreed and asked Scott to put these estimates in next year's budget.

- Leanne also brought up a third concern: the clubhouse windows. The frames and mullions of the windows are rotting and in need of replacing. This is another major expense that we asked Scott to put in the annual budget to be discussed at the annual meeting.
- Estimates are as follows:
 - \$15,028 Pool tile resurfacing and repair
 - 16,500 Pool gate and fence replacement
 - 12,731 Clubhouse windows and door replacement
- Because of the urgency of these projects, the board decided that the recommendation of the Capital Reserve Analysis to light the tennis courts be delayed until 2024 when the Community Development Funds might be used for this project.

Architectural: Ryan's committee received one architectural request this month, and it was approved.

Social:

Ruth reported that the Halloween party was a success; the progressive dinner is being planned, the caterer is secured, and each person attending is asked to pay 20 dollars for the dinner.

Annual Meeting: December 4, 4:00 pm

