

**Austin Lake Homeowners Association  
Monthly Meeting Minutes**

**March 6, 2018**

**Officers in Attendance:**

President: Ashley Robison  
Vice President: Susan Smith  
Secretary: Kelly Layfield  
Grounds: Paul Young  
Social: Missy Baisden  
Treasurer: Joe White  
Architecture: Estee Lassiter

Also in attendance: Doug Hoffmann

- I. Call to Order**
- II. Welcome**
- III. Review of Minutes from February 6th meeting—Approved**
- IV. Board Member Reports**

**A. Social:**

1. Missy reported that the social brainstorming session was well-attended (about 10 people).
2. The inaugural dinner club meeting is set for Thursday, 3/8/18, and is planned quarterly thereafter. Missy mentioned that the person responsible for organizing the dinner club meeting had trouble sending the Evite to all the intended recipients. Sixteen residents have committed to attend.
3. The next social event planned is the Easter Egg Hunt.

**B. Treasury:**

1. Joe reported that the Association's State Farm property insurance renews April 11, 2018. The premium is \$3,100 plus \$400 for a separate pool rider. The homeowner in attendance is particularly concerned that the liability insurance cap of \$1 million (general aggregate is \$2.1 million) is too low.
2. Joe advised the Board that ninety two percent (92%) of homeowners have paid their annual assessments. Eight (8) homes have not paid. Joe noted that more homeowners have requested payment plans due to hardship this year than last year, and those people are making smaller, more numerous payments. The Board discussed whether a payment plan beginning in October would be helpful.

**C. Architecture:**

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1. Estee reported that:
  - a) One homeowner was contacted to remove renovation debris from his driveway;
  - b) Homeowners at 2244 and 2246 are working together to assist in trimming trees to permit grass to grow; and
  - c) One homeowner removed two large trees from her yard. Paul advised that permission was previously granted for the tree removal.
2. Estee discussed whether reminders are needed to encourage neighbors to refresh pine straw and mulch.

**D. Grounds and Maintenance:**

1. Paul is planning to install a new sign at the entrance when the weather improves.
2. Paul contacted a locally-owned straw provider (The Straw Farm d/b/a “Straw Me”). He and the owner have agreed to a price per bale, but the amount of straw to be used is not yet clear. Installation date was delayed due to weather.
3. Paul opened a discussion regarding whether large areas of pine straw are preferable (less expensive) as opposed to planting beds of perennials (more expensive). The Board agreed to try the pine straw first and re-evaluate later if it doesn’t look good.
4. The Atlanta Arbor tree work previously set for 03/07/18 was delayed due to weather.
5. Paul received a quote of \$700 to add stripes to the tennis court to accommodate use as a pickle ball court. Paul advised that a number of people have expressed an interest in striping the court to allow pickle ball to be played. The Board approved Paul’s motion to spend the \$700 for pickle ball striping.
6. The quote received for adding lighting to the tennis courts was higher than expected (\$19,800 plus an additional \$6,000 for LED lights). Susan advised that her research indicates a special meeting was called to approve the tennis court refurbishment, in which case homeowners submitted the required proxies to approve the expenditure.
7. Paul spoke with the City about filling in the large hole in the common area to improve the grade. The City advised that the Association would need a land disturbance permit, silt fencing, a construction entrance sketch of project and a grading contractor to manage the project. If no excess cheap/free dirt is available from local developments, the purchase of cubic yards of dirt from a dump truck would be expensive. Since there is no real rush for the dirt, Paul suggests that we wait for the

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right time to obtain it from local developers in the future. Joe agreed that we should be mindful of opportunities to acquire dirt in the future. Estee mentioned that she may know where to acquire free or cheap dirt. Paul suggested we need a grading contractor to be sure we aren't getting organic fill (stumps, tree roots, etc. that would later decompose) along with dirt.

**V. Open Discussion:**

1. Homeowner Doug Hoffmann stated that he wants to audit the Association financial records for the last 4 or 5 years with the assistance of a CPA. Joe will assist in providing information when requested.
2. Ashley mentioned that the Austin Lake board emails do not appear to be going to the proper people. Also, passwords for email accounts need to be changed.
3. Someone mentioned that the door code to the clubhouse should be changed.
4. The Board discussed whether to provide welcome baskets to new neighbors.
5. The Board again discussed that there is a large quantity of dog waste in the common area. A particular homeowner is still not picking up after his/her dog per witness complaints.
6. One homeowner is unhappy with where another homeowner places his yard debris. Estee will call the city to ask where clippings can be placed.

**VI. Next meeting board meeting will be Tuesday, April 10th at 7:30 pm (delayed due to Spring Break)**

**VII. Meeting adjourned.**