

Austin Lake Homeowners Association

Monthly Meeting Minutes

November 7th, 2013

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Charles Hunter, Treasurer
Lea Garvy, Social Chair
Greg Woodard, Grounds Chair
Janet Kost, Secretary
Hal Bartlett- ARC. Chair

- I. Call to Order
- II. Welcome
- III. Approved October 10th, 2013 meeting notes

Topic Discussed:

1. Grounds and maintenance: Wilson was able to map out sprinkler zones with the exception of zones 9 & 12. Greg will try to identify what types of heads are in each zone. This will be helpful for future repairs. Several areas of grounds were discussed that need repair, tennis courts, parking lot, possibly the HVAC system. The Capital Reserves Analysis shows these items are reaching or have reached end of life. The quote to repair tennis courts (surface cracks) were shared with meeting attendees. It was stated the cracks will return and the work is not warrantied. The tennis courts and nets will also be pressure washed. The courts will not be painted. It was noted tennis courts have reached end of life according to our Capital Reserves Study. There was a motion to approve spending the \$1950.00 repairs and it was unanimously approved. The clubhouse parking lot is also in need of repairs. Several options were discussed. The cost for complete repaving of parking lots was apx \$19,000. It was decided to fill cracks and complete curb repairs on the parking lot for \$4300.00. It was unanimously approved. Greg will get a couple more quotes to ensure we are getting the best possible price. It was decided to defer HVAC until later date. It is working now, but not efficiently. We will need to budget for upcoming projects that will need to be addressed in 2014, some of which are tile repairs in pool, rotting wood around clubhouse, HVAC, hot water heater and other misc. repairs from aging amenities.
2. Treasurer Report: Charles provided current Statement of Operating Income and Expense Statement. In addition, provided a proposed Budget for 2014. The proposed budget was discussed in great detail. It was decided that we will need to increase the HOA dues in order to have funds to make needed repairs on an ongoing basis. We will need to put more money in the Capital Reserves, to sustain a healthy balance to handle future capital projects. This was noted in the 2008 Capital Reserves Analysis, but not yet implemented. Charles will make agreed changes to the 2014 proposed budget and distribute to the board for review. This will include \$1500.00 for Lake Beautification Project (Foot path, picnic tables, and benches) and \$7000 for HVAC and Hot Water heater replacement.
3. Annual Meeting: We will have the Annual Meeting December 8th at 2pm. Janet will get notices prepared with Proxies for the board to review. The board will meet again December 5th, to discuss the presentation, which will include our accomplishments in 2013, proposed budget, dues increase, and projects we plan to complete.
4. Other Items discussed: It was decided we would not have Lazega & Johanson on retainer in 2014. We will pay the higher cost per hour that is required for those as needed services because the BOD doesn't expect to a lot of need for legal in 2014.
5. Next Meeting December 5th, 2014 at 7:30pm