

Austin Lake Homeowners Association

Monthly Meeting Minutes

September 3, 2019 7:00 p.m. M. Baisden (for K. Layfield)

Officers in Attendance:

President: Susan Smith

Vice President: Missy Baisden

Grounds: Leanne Allen

Architecture: Steve Stoichev

Absent: Kelly Layfield, Tina Southerland/Lia Williams, Ruth Zimmerman

- I. **Call to Order**-Susan
- II. **August Minutes Approved** - all
- III. **Resident's request to address board – N/A** (resident decided not to attend meeting)
- IV. **President's Report** - Susan
 - A. **Nominating committee's request for information about next year's officers.** The nominating committee is beginning to search for residents who would like to be on the 2020 board. The board discussed interest amongst the current members to determine if anyone is wanting to stay. Susan has decided to step down, Leanne has decided to stay, Missy and Steve are undecided but leaning towards stepping down.
 - B. **Resident' request to waive initiation fee.** A current resident has requested to waive the initiation fee since a house that was recently purchased in the neighborhood is being flipped. This resident has already paid but would like to be reimbursed. The board is in agreement that due to existing bylaws, this fee is always paid by the buyer regardless of the buyer's intent of the purchase.
 - C. **Sterigenics.** Susan has made several phone calls regarding the toxins allegedly being released into the air of Smyrna by this local medical sterilization plant. She has great concern about the health of our community. We learned that there are only 35 employees at this plant, it is the opinion that the governor should shut this plant down. These toxic emissions infiltrate within a 25 mile radius from the plant on Atlanta Road – Austin Lake is 6 miles from the plant. An independent testing agency found that their emissions were beyond acceptable and that there are very strong concerns over health issues. Susan is encouraging the community to make phone calls to express concern to: Governor Brian Kemp (404-656-1776), Bob Ott (770-528-3316), State Senator Jen Jordan (404-656-6446), State Representative David Scott (202-225-2939), City Council Cork Welch (770-432-8437) and Mayor Max Bacon (770-436-3824). The City of Smyrna has hired their own testing agency, which is due to be complete in November. There was

discussion to see if someone could come and speak to our neighborhood and possibly ban together with other Smyrna neighborhoods. (form a petition?)

- D. A resident's special request.** A resident has made a request to implement a special assessment of the homes in order to build a splash pad for kids. After discussion, it was determined that the bylaws state the need for a special assessment would have to be for operating, maintaining or repairing an existing item, and is not to be used for something new. In addition, the available reserves must be insufficient in order to issue a special assessment.
- V. Treasurer's Report** – Ruth is absent, please see attached.
- VI. Vice President** – Missy passed out current list of all rentals along with their paid status. Clubhouse rentals have grossed approximately \$1100 in 2019, charging the rate of \$50 per rental. There have been 22 rentals to date. The board is considering raising the rental rate to \$75 in order to gross more income for the neighborhood. (22 rentals would have totaled \$1650)
- VII. Committee Reports**
 - A.** Architecture – Steve is waiting to receive a response regarding color selection of exterior paint for house on Cardinal Chase. He has let them know that this needs to be approved before proceeding. The owner has not moved in yet, he will follow up.

A large pile of tree limbs is currently in the street and is hazardous for passing cars. IF city does not pick up by tomorrow (9/4); homeowner will need to make a special request to Smyrna.

There is a tree at the lake that the beavers have cut down. A large piece of the wood can be removed by Aquascape, but not the entire tree. Aquascape does clean the debris from the spillway, they clean trash and they test the water – they come once a month.

- B.** Grounds and Maintenance – Leanne will be changing the door code after the upcoming weekend clubhouse rentals. We need to make the cleaners aware of the new code.

The second gate lock at the pool was replaced on Monday – we had to pay \$280.

The sign at the pool is missing – Leanne talked to Austin, he has a sign to replace.

Leanne received quotes for pressure washing the tennis courts, one quote was \$1200 while the other quote was \$2200. Signature tennis is coming to fill in the cracks at no charge. They quoted \$1600 to pressure wash both courts. This is maintenance that will be needed on a routine basis in the future – it was discussed that this cost should be incorporated into the budget. Leanne suggested that we consider power wash and mulch one year (we are in need of mulch on the pathway to the lake) and pine straw the next year (alternating). Gibbs quoted \$480 for mulch, Leanne will be getting a second quote from Ga. Landscape. Missy will talk to Lynch Lawns regarding trimming the large tree branch that reaches over the tennis courts since Gibbs will not do.

The pool will be closing Oct. 1 – will be getting a quote for the tile replacement/repair once the water is drained down.

Leanne wants to get a quote (perhaps next year) to tile the downstairs bathrooms. They are extremely dated.

- C. Social – Tina sent out the newsletter, everyone agreed what an amazing job she did. Lia is working on organizing a fish rodeo with the Kellers.

The next meeting is tentatively scheduled for Wednesday, October 2nd.

Austin Lake Homeowners Association 2019 Income Statement

OPERATING BUDGET

		YTD Actuals	
Income			
Annual Assessment ¹	77,250	75,750	
Initiation Fees	3,000	4,500	
Document Fees	300	450	
Clubhouse Rental	300	950	
Landscape Project	0	376	
Other		74	
Total Income	80,850	82,100	
Expenses			
Grounds			
Landscaping	25,000	16,389	
Pool Maintenance	10,000	7,897	
Lake Maintenance	2,500	1,652	
Clubhouse			
Maintenance	8,500	7,165	
Electricity	5,500	2,156	
Gas	700	1,176	
Water	3,000	1,069	
Telephone / Internet	1,300	966	
Community Development Fund	2,500	350	
Social	4,500	336	
Insurance	4,000	3,972	
Legal	1,500	1,707	
Bank Fees	55	14	
Taxes		322	
Miscellaneous General & Administrative	1,500	167	
Paint Work & Repairs - Clubhouse & Pool	5,500	8,483	
Pool Furniture & Swing	10,560	10,630	
Total Expenses	86,615	64,451	
Contribution to Reserves	-5,765		

RESERVE FUND

Reserve Balance - 9/3/19	14,231	
Pool Furniture & Umbrellas		10,630 (Actual)
Clubhouse Powerwash and Paint		8,483 (Actual)
Porch Swing		529 (Actual)
Expected Contribution From 2019		
Operating Budget	10,295 (Estimate)	
12/31/19 Estimated Balance	24,526 (Estimate)	

COMMUNITY DEVELOPMENT FUND

Balance - 9/3/19	9,395	
Expected Contribution From 2019		
Operating Budget	2,500	
12/31/19 Estimated Balance	11,895 (Estimate)	

Tennis Court - Pickle Ball Lines

2016 & 2018 Tax bills received 2019

Secretary of State (registration)

1: \$750 x 103 MEMBER HOMES

2: \$750 X 6 HOMES SOLD

3: \$75 X 6 HOMES SOLD