

Austin Lake Homeowners Association Monthly Meeting Minutes

January 12, 2023

OFFICERS IN ATTENDANCE:

President: Chris Foss
Vice President: Ruth Zimmerman
Secretary: Kelly Layfield
Architecture: Ryan Flanagan
Social Committee: Marie Stockton
Grounds & Maintenance: Leanne Allen

I. Call to Order

II. Welcome

III. Minutes: No minutes were presented for approval because the December meeting was the 2022 annual meeting of Association membership (minutes to be approved in December 2023).

IV. Board Member Reports:

TREASURER:

- Scott Silverstein was unable to attend but emailed his report to the Board ahead of the meeting.
- Of particular note, Scott's report reflects that 62% of Members have paid 2023 dues as of January 8, 2023. Three households have requested payment plans.

GROUND AND MAINTENANCE:

- Leanne authorized the pool company to resurface the pool and replace the tile surround (expenses which were approved by adoption of the 2023 budget); samples of tiles for the surround will be provided for consideration.
- Gibbs will evaluate the front entry winter plantings killed by the December hard freeze and will provide an estimate to replant the bed.
- Because the common area pine straw was installed and billed at end of December, the Board does not need to incur this expense for Winter 2023.
- Regarding the pool fence, gates and locks, Leanne contacted the provider for amenity key card access at Heritage at Vinings and Laurel Glenn. She received a quote from that provider for \$27,000 for 4 keycard access points. In addition to that expense, electricity would also have to be run to the gate area. The quote also does not include replacing the gate and fence to bring both up to Code. Leanne requested a fence quote from same vendor to compare against the previous fence quote of \$16,500. The Board discussed various combinations of locking mechanisms and gates as well as the appropriate number of entry points. Leanne will present new quote for only 2 key-card access points when received.
- The Board discussed whether we should incorporate additional space in the area to be fenced so that the pool deck could be expanded in the future.

Austin Lake Homeowners Association Monthly Meeting Minutes

- The Board is considering postponing the anticipated Clubhouse window replacement project so that those funds can be used instead to replace the pool fence, gates and locks in a better manner than initially budgeted. The Board will vote on whether to re-allocate those funds when it votes on the pool fence/gate/lock selections (after all quotes are received).

ARCHITECTURE:

- Ryan advised that no new change requests are under consideration at this time.

SOCIAL:

- Marie advised that one Clubhouse rental is planned this month and another rental is booked for March.
- Several Board members discussed hosting a social event in the Traymore Trace cul-de-sac in the Spring. The event would include use of the newly cleared HOA-owned land below the dam.

LAKE:

- Paul Young will prepare an estimate for replacing the bridge which crosses a creek in the HOA-owned land below the dam. After discussion, the Board determined that the bridge needs to include handrails.
- Paul reported that clearing of the HOA-owned land below the dam is nearing completion, though a couple of trees still need to be removed from lake before Glenn Layfield moves his tractor and equipment off the site.

MISC.:

- The Board discussed that only Members in good standing can rent the clubhouse or use other ALHOA amenities. A nonresident who uses the amenities must be accompanied by a Member. Further, a nonresident may not use the amenities for commercial purposes unless the person receiving the service is a Member.
- The Board discussed asking the landscaper of lots on North Cooper Lake to park in a different location since the truck/trailer as currently parked obstructs the view of drivers exiting Austin Lake.

V. The next meeting will be Tuesday, February 7, 2023, at 7:30 pm. Kelly will email a meeting invite to the Board.

VI. Meeting adjourned.