

# Austin Lake Homeowners Association

## Monthly Meeting Minutes

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August 1st, 2013

### Officers Attending:

Wilson Pulgarin, President  
Scott Perkins, Vice President  
Charles Hunter, Treasurer  
Kerri Hunter, Architecture Chair  
Greg Woodard, Grounds Chair

- I. Call to Order
- II. Welcome

### Topic Discussed:

1. TREASURER Report: Charles read monthly statement of Income and Expense. Generally under budget, except for Legal and Insurance. Budget not out of line, but insurance underestimated - changed deductible to \$1000. Monthly Water bill appears 4X too large, \$500. City thinks perhaps we have a leak. Wilson inspected all toilets. Landscape Vendor will check if meter continues to run, look for any evidence of leakage. He will advise to call plumber if necessary. Jared Munson, Landscape Vendor Report back: sprinkler controls appear to have been vandalized, are off prior setting.
2. LANDSCAPE Report: Quality Cuts - Jared Munson Owner met board. Rain gauge limiting sprinkler use should have reduced water bill with all the recent rain. Wilson ran through photos from recent walk-through: Flowers replaced in front. Begonias "slim pickings" as growers transition to Fall. Plan for Fall will be bigger. Different arrangement for next Summer. Tennis courts have debris; blowing should be better. English Ivy growing over walls and on fencing, will spray out. Clean out Junipers by tennis court they have weeds within, recommend pulling them out, replacing with day lilies or Hostas. Dead bushes right of pool to be replaced. Will need to temporarily remove wrought iron fencing to clear brush growing through, immediately replaced. Where Cypress trees were removed, suggested knock-out roses. Open areas need mulching.
3. GROUNDS: Deadbolt on back door upstairs needs replacement. President requested quote for pressure wash of south side of clubhouse and repaint railings. Previously repaired Cracks in tennis Court appear to be widening, further repair may be 2014 capital project.
4. ARCHITECTURE Report: Unoccupied homes with yards in disrepair on Terrace Court unsightly, neighbors complaining. Kerri will send letter to homeowner on file and discuss notifying city if not maintained. Noted that Backyard Under deck renovations don't need approval. Yard of Month awarded to Anna Lindbergh for her new water feature.
5. LAKE Report: Truck using access path to dam is Todd Shuford's - Scott talked to him. Scott and Charles walked dredging area with Contractor; updated survey required choice of two options:
  1. Dredge to natural lake bottom (6') out to 300' arc from creek
  2. Dredge to 4 - 5 feet out to 400' arc from creekEmailed board and Lake Committee survey selected option 2 unanimously. That selected option will be only one referenced in final draft of pre-dredge survey, which is attachment to Dredging contract. Telephone conferences with Board's attorney, and then jointly with contractor resulted in revisions to draft agreements. Contractor has proposed final drafts for his approval and execution, then we will provide to homeowner nod meet to execute, possibly this weekend. Scott will email Tarasoffs and Darrow to update on status.

President Wilson adjourned meeting.

Next Meeting: **September 5th at 7:00pm**