

Austin Lake Homeowners Association Monthly Meeting Minutes

October 6, 2015

Officers in Attendance:

Wilson Pulgarin, President
Charles Hunter, Treasurer
Matt Callaway, Secretary
Chris Mount, Architectural

Not in Attendance:

Dave Hanlan, Vice President
Jim Kost, Grounds
Lacy Kelly, Social

- I. Call to Order
- II. Welcome
- III. Approved minutes from September meeting.

IV. Board Discussion

1. Treasurer Report:
 - a. Attorney provided guidance on the Board's authority to enforce covenants. Treasurer updated form that can be use to send to homeowners in violation.
 - b. Nominating committee needs to provide a slate of candidates for the next meeting
 - c. Budget report
 - i. Pool budget over slightly this year due to maintenance that was done throughout the year, pool is closed for year so no further expenses expected
 - ii. Clubhouse slightly over budget due to maintenance completed and paid for this year included work that was approved but not completed in 2014
 - iii. Overall we are on target to come in under budget for 2015
2. Grounds and Maintenance (updated provided via email)
 - a. Landscaping work around pool and tennis courts is finishing up tonight.
 - b. Seasonal flowers should be in within the next 4 weeks.
 - c. Pine straw will be set out once leaves have fallen.
 - d. Gas in clubhouse for water heater and furnace - need to be sure it is turned on.
 - e. Time to order additional keys for pool/tennis gates. Have run out of old supply.
3. Social
 - a. Dinner club received a good bit of interest. Board agreed that perhaps 1x/quarter is a good frequency.
 - b. Halloween event to be coordinated by Erin Callaway
 - c. Other social events ex. dinner club, Christmas decorating are TBD
 - d. Progressive dinner set for Sat. Dec. 5
4. VP Update
 - a. Insurance review revealed our current coverage and premiums are competitive with market rates
 - b. VP will review capital reserve analysis to identify completed projects and recommend other opportunities
5. Architecture Update
 - a. Secretary will provide Architectural Chair with "improvement request" form.
 - b. Wilson got an estimate to pressure wash the front entrance brick area for \$400.
 - c. Board would like to organize a decorating day early December, perhaps coinciding with Progressive dinner, earlier in the day

Meeting adjourned.

Next meeting Tuesday November 10 at 7pm.