

Austin Lake Homeowners Association

Monthly Meeting Minutes

October 10th, 2013

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Charles Hunter, Treasurer
April Winterscheidt, Social
Greg Woodard, Grounds Chair
Janet Kost, Secretary

- I. Call to Order
- II. Welcome
- III. Approved September 5th, 2013 meeting notes

Topic Discussed:

1. TREASURER Report: Charles read monthly statement of Income and Expense. Charles had Greg review invoice for sprinkle repairs to confirm work was completed. Charles has requested that the phone be turned off since the pool is now closed. River Sand had been paid with the exception of the final payment.
2. Lake Dredging Update: River Sand had made repairs to trees and planted a tree. Scott will confirm these were completed and confirm with Charles that the final payment can be released to River Sand. Scott will draft a notice to Homeowner's to let them know that Lake Project is complete. A homeowner suggested some additional work (fountain) at lake, but we will defer to 2014 and the lake beautification project. Scott also brought in a picture of a nice floating dock structure as an example of something that could be done in 2014.
3. GROUNDS/LANDSCAPE report: The recent repairs to the sprinklers were related to solenoids that were worn and recent vandalism. We still need to watch zone 9, the sprinkler repairman was not able to find that controller. Greg suggested trying to map out sprinkler layout to save time for future repairs. A tree fell on a homeowner yard, and Jared will be removing the tree for the homeowner's assoc. Lights at the entrances need to be repaired. Some are staying on during daylight hours and others are not coming on at all. There are some curb repairs needed in the clubhouse parking lot. Greg is planning on building a box under slide on playground and filling with rubberized mulch. A/C units should probably be serviced. Filters need to be changed. Tennis courts are cracked and in need of repair. Several quotes were obtained. The quote for total replacement is apx \$50K. Repair quotes to fill cracks run from \$1900-\$6000. It was noted that the Capital Reserves Analysis shows tennis courts should be reaching end of life. Wilson will distribute the quote for \$1900 to repair the cracks. Recommends this be done now before it gets cold. There are also pool tiles that are missing and need repair. We have a quote for apx \$300 for those repairs. We have the tiles in storage room. We should budget for this in the Spring. In addition, the pools electronic sensor filter system should be budgeted to be replaced in 2014. It is apx \$800. Greg also suggested painting pool furniture, painting pool depth signage, replacing six umbrellas, and spot painting and repairing clubhouse and railing.
4. Architectural update: Wilson wants to find some resolution to the properties on Terrace court. There is a satellite in a front yard, over grown lawns, and other issues. We will follow up with Kerri to see if letters have been sent. We will send letters if they haven't been sent, or send a second letter if they have. Then possible turn over to lawyer for action if we don't have some resolution. It was mentioned we should use City of Smyrna resources if possible.
5. Social: Today is April's last meeting. She is moving to Las Vegas. She turned extra pool keys over to Greg. Lea Garvey will take over social and clubhouse rental. Board unanimously approved Lea. Janet will try to update website and give Lea the Clubhouse rental folder with agreements.
6. It was decided the Board will dedicate the November Board meeting to Budget. And possibility of annual dues increases to facilitate the many upcoming repairs and expenses and to build the capital reserves back up.
7. Meeting adjourned.
8. Next Meeting : November 7th at 7:00pm