

Austin Lake Homeowners Association

Monthly Meeting Minutes

March 07, 2013

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Janet Kost, Secretary
Charles Hunter, Treasurer

Committee Members Present:

Glenda Baker Grounds & Maintenance
Hal Barlett Grounds & Maintenance
Al Little, Lake Committee
April Winterscheidt, Social
Kerri Hunter, Architectural Chair

- I. Call to Order
- II. Welcome
- III. Approval of February 2013 BOD Meeting Minutes

Topic Discussed:

1. Charles and Janet were added as authorized signatures at Regions Bank on the money market account.
2. There are 11 homeowners whom have not paid annual dues. Charles will send letters to those homeowners. Charles is in need of the address to send dues letter to Patty's home on Terrace Ct. Will check the notes on directory.
3. Discussed homes with violations. Regarding home with commercial vehicle- it will not fit in garage. Nothing homeowner can do. No letters were sent at this point.
4. Follow up discussion on fining homeowners with unapproved color changes. We are waiting on reply from attorney, Jamie.
5. Discussed the Cypress trees with fungus outside the clubhouse. Reviewed four quotes to cut down, remove, stump grind. We voted and approved to use the lowest quote, Krussell's Tree Service for \$885.00, with stipulation they provide proof of insurance.
6. We are still in process of quoting the cost to replace flooring in Clubhouse.
7. Reviewed quotes to paint the restrooms and hall leading to restroom in clubhouse. We had three quotes ranging from \$1100-\$1300. Wilson agreed to lower his quote by \$300 to match the lowest quote. \$1100.00. BOD and committee's voted and approved the job with proof of insurance. Colors Sienna Sand and White Trim.
8. Discussed other items that need repair at clubhouse, such as trim on main level and broken or rusty window sashes. Hal volunteered to replace the sashes. The cost per sash is apx \$3.00. BOD approved.
9. Discussed recent vehicle on the dam at the lake. Charles will bill the homeowner for the \$175.00 that it cost to repair the landscaping. Wilson has discussed with homeowner, and he is expecting this invoice.
10. Discussed use of the lake by some homeowners and guest after dark. This should be prohibited. Will get a sign to state no use after dark and include some other appropriate verbiage to clarify use of lake and prohibiting motor vehicles on dam. The sign will also be posted closer to the street at entrance of lake access path.
11. The locks at the pool gates have been serviced and 15 keys were made for distribution for new homeowners, as needed. The lockbox was replaced.

12. Charles discussed tax returns. He has consulted with a tax accountant and is preparing the special forms required for HOA which are due March 15, 2013. We are required to file State Tax return as well. We have not in the past. Club Rental fees are taxable, cleaning fees are tax deductible. It was noted our tax id was 58-2206583. A copy of the W-9 given to Portico was placed in the treasury file.
13. Lake Dredging project proposal was discussed by Al Little. Claudia and Ron attended this portion of the meeting to discuss any concerns with the use of their property at 2238 AL Dr. Al spoke with references of River Sand, Jerald Johnson at Dunmoor Subdivision that had similar project. They said River Sand did a good job and completed job as promised. (Side note: Dunmoor is a swim, tennis, lake community similar to ours with 11 lakefront homeowners and 189 other non-lake front properties. The annual dues are \$900.00 per home. Lake front property owners pay addition dues.) Al stated River Sand would like to handle all contact with government agencies to get approvals or permission if needed. Charles Welch from City of Smyrna will send letter stating he is aware of dredging project. Ron noted that their utilities and gas lines were on the side of the property River Sand planned on entering. They wanted confirmation these would not be disrupted. Al will speak with River Sand regarding utilities. Claudia and Ron had no further questions and were dismissed.
14. Further discussion on the dredging project and how to present and fund the project were discussed. The BOD was in agreement not to deplete the capital funds for the project. Some options were fund with \$50k from capital funds and remainder from special assessment or \$50K from Capital and a loan for balance. Also discussed possible Lake Improvements in the common area. Scott and Lake Committee will put together proposal for presentation including timeline, funding, and valued added for next BOD meeting. Wilson will get with Jamie for language for special meeting notice, agreements between River Stone and AL and or AL homeowners. Special meeting proposed date April 28th. Special Meeting Notice with Proxy delivered by March 28.
15. Need Aquascapes to check drain on spillway and quote if it needs to be cleaned
16. Glenda noted a new guideline for mortgage financing. If a Home Owner's Association is involved in an unresolved litigation, no financing available. In addition, if 15% of homeowners not paying HOA fees, no financing available.
17. Meeting adjourned

Action Items:

- A. Wilson
 - a. Wilson will follow up with Jamie to see if we can fine for color changes without approval. If so, what BOD/HOA will need to do to implement this plan
 - b. Email Jamie regarding language for Special Meeting Notice and Proxy for Lake Dredging Project
 - c. Jamie to review Dredging contract and how to handle permission to use homeowner property
 - d. Follow up with Jamie on Austin Grove contracts and possibility of builder owing HOA initiation fees now since homes are leased.
- B. Charles
 - a. Tax returns for homeowners association
 - b. Letters to homeowners with delinquent dues
 - c. Send bill to homeowner for lake property damage
- C. Grounds and Maintenance
 - a. Get signs for lake access
 - b. Quotes for flooring in clubhouse
 - c. Get Proof of Insurance for tree removal
 - d. Aquascapes to check spillway on lake.
- D. Scott
 - a. Proposal for Dredging project- Timeline, financing options, value added for next BOD meeting
- E. Janet
 - a. Letters for Special Meeting Notice and Proxy with appropriate language from Jamie by March 28
 - b. Letters for permission to access property at 2238 Austin Lake Dr and other if needed with appropriate language from Jamie.

Decisions Made:

1. Approved painting of clubhouse bathrooms
2. Approved removal of fungal infected trees
3. Approved motion to move lake signs closer to road with new language (TBA)

Next Meeting: April 4th, 2013 (1st Thursday of each month unless otherwise noted)

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