

Austin Lake Homeowners Association Monthly Meeting Minutes

March 1, 2023

OFFICERS IN ATTENDANCE:

President:	Chris Foss (by phone)
Vice President:	Ruth Zimmerman
Secretary:	Kelly Layfield
Treasurer:	Scott Silverstein
Grounds & Maintenance:	Leanne Allen (by phone)
Architectural Control Committee:	Ryan Flanagan
Social Committee:	Marie Stockton

I. Call to Order

II. Welcome

III. Minutes: Minutes from the February 2023 meeting were presented for approval and approved by the Board.

IV. Board Member Reports:

TREASURER:

- About 15 homes have not paid 2023 dues; 86 homes are fully paid; 3 homes are on payment plans; 2 home have paid less than the total owed for 2023.
- Scott advised the Board that he transferred too much of the operating funds balance to reserves and thereafter needed to move a portion back to the operating account. That transfer is reflected in this month's Treasurer's Report.
- HOA insurance is due and scheduled to be paid in April.
- The 50% deposit required for the pool tile replacement and resurfacing project is due soon.

GROUND AND MAINTENANCE:

- Leanne has discussed gate design options with the key card access vendor; a quote for the gate should arrive this week.
- The Board discussed various options for pool tile selections.
- Trees along the backside of the tennis courts have left slippery debris on the courts. However, court pressure washing is scheduled for alternate years only (and occurred last year), so that service is likely not in the budget for this year.
- The Board discussed obtaining a tennis court reservation system. Ruth will investigate and report back. The Board agreed to sign up for this online system if the price is reasonable.

ARCHITECTURE:

- The Architectural Control Committee received a request from a neighbor to install a 48" - 60" wide paver pathway near the boundary of his property to mitigate problems with soggy ground and poor drainage in that area. The Committee discussed the request and declined it. The Committee thought

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that a French drain could fix the drainage issue without adding additional impervious surface so close to the neighboring property line. The Committee members reiterated that their goal is to uphold an aesthetically pleasing standard for the whole neighborhood.

SOCIAL:

- Marie used the ALHOA Gmail account to circulate a survey regarding date of the neighborhood Easter celebration and egg hunt. She received 15 responses and offers to help from 5 non-Board member. Eight responders voted to hold the event on 3/25 while six voted for the Saturday of Easter weekend. Marie will ask the Easter Bunny's preference and then schedule the event. The Board discussed various activities and specifics of the egg hunts for the two age groups.
- Marie has received one request for a clubhouse rental in July.
- The Board discussed the need for a larger refrigerator in the clubhouse. Marie will investigate the price to purchase a medium "apartment sized" refrigerator.

MISC.

- Chris and Josh Keller inspected the lake spillway and cleared away some debris in the area. They believe the holes previously noted in the spillway were intentionally placed as part of the construction process. Per Leanne, there were no references to spillway leaks in this month's lake report.
 - The Board discussed that a neighbor's adult child continues to leave the pool gate open while he uses common amenities for commercial purposes. Some residents reported that have been unable to use the amenity because of non-resident use. The Board discussed the need to highlight and add clarifying language in the Association rules to protect the Association from liability created by use of amenities by unaccompanied non-residents and any user who fails to close the gate. Rules could also implement a reservation system and limit tennis court usage to 2 hours per day. Kelly will review existing language and add or highlight clarifying verbiage for the Board's consideration at the April meeting.
- V. The next meeting will be Tuesday, April 4, 2023, at 7:30 pm. Kelly will email a meeting invite to the Board.
- VI. Meeting adjourned.