

Austin Lake Homeowners Association
Annual Meeting Minutes
December 10, 2023

Board Members in Attendance:

President: Chris Foss
Vice President: Ruth Zimmerman
Secretary: Susan Smith
Treasurer: Scott Silverstein
Grounds: Leanne Allen

Absent:

Architecture: Ryan Flanagan
Social: Marie Stockton

Confirmation of Quorum: Vice President Ruth Zimmerman confirmed that forty-two (42) houses were represented either in person or by proxy.

Call to Order and Welcome—President, Chris Foss

Approval of 2022 Annual Meeting Minutes. Approved unanimously.

Board Member Reports:

A. Grounds, presented by Leanne Allen

- This year's necessary projects involved resurfacing the bottom of the pool and replacing the tile around the sides of the pool.
- Unplanned expenses involved pool pump and furniture replacement.
- Also urgent was the repair or replacing of the three gates and their locks leading to the pool, tennis courts, and playground area. The new gates were installed this summer along with an electronic key opening. The keys were distributed to each household. Replacement for a lost key is 25 dollars.
- The lake seems to be okay at present. There is a small leak in our spillway, but at this time, it poses no real problem. The mayor was notified about the runoff from the construction on South Cobb that was coming into our lake.

B. Treasurer report, delivered by Scott Silverstein

- Scott began with a summary of where we stand now at the end of the year by giving the current bank account balance of each of the following:
 - Operating account: 63,277
 - Community development fund: 18,825
 - Reserve fund: 57,090
- Income for this year:
 - 101 out of 103 houses paid dues for a total of 96,007.
 - Our home sales initiation fees totaled 4750.
 - Document fees totaled 375 dollars.
 - Clubhouse rentals brought in a total of 900 dollars.
 - Late fees totaled 125 dollars.
- Expenses were roughly 4,000 over budget projected for this year
 - Pool maintenance was 3,645 over budget, because of unplanned need for furniture replacement, a new salt cell, and pump.
 - Clubhouse maintenance required unplanned electricity work, gate service, refrigerator replacement and ring cameras, 845 dollars over.
 - Tennis courts maintenance was 763 this year because new equipment was needed.
- Leftover funds to be contributed to reserves total 39,405.
- Major items and their estimates included in the budget for this year are as follows:
 - Clubhouse window and door replacement—20,000 (Estimate)
 - Dam leak—15,000 (Estimate)
 - Pool and playground improvements—5,000 (Estimate)
- Scott stressed that we are trying to follow the 2021 Capital Reserve Study maintenance projections, but we realize that these are only guidelines. In the study, the pool resurfacing was scheduled for 2025, but its condition required repair this year; the gate replacement was necessary due to safety concerns, and the windows and doors replacement which are also necessary was scheduled for 2023 but will be completed next year.
- Also mentioned was the neighborhood amenity survey in which several residents suggested upgrading the playground area and the pool area. Those upgrades are in our plans for next year; the funding will come from our community improvement funds, to which an estimated 2500 will be contributed.

C Architecture Report, delivered by Chris Foss (for Ryan Flannagan)

The requested approval for modifications this year involved updated porches, backyards, decks, and exterior painting. All except one were approved.

D. Social Report, delivered by Ruth Zimmerman (for Marie Stockton)

- We had an excellent turnout for the Halloween and Easter party. These events went exceedingly well.
- The progressive dinner was successful with more people attending than did last year. Our feedback was mostly very positive.
- Discussion followed: It was suggested that the progressive dinner be changed to a single dessert gathering for the entire neighborhood. This suggestion and others will be discussed at upcoming board meetings.

Open

- Questions were raised about the dredging of the lake and if we have enough funds to cover such an expense should it become necessary. It was suggested that residents who lived on the lake should pay more dues to help cover this expense, but it was noted that this idea was not aligned with our by-laws.
- More information was asked about the amenities survey. However, it was noted that the survey only drew 37 responses and was not a clear indication of the wishes of the neighborhood as a whole. Nevertheless, since the survey provided room for suggestions, the board is responding to these suggestions in our plans for next year, specifically improving the playground area and providing more shade and better drainage for our pool area.
- Susan was thanked for her efforts as secretary this year.
- Chris was thanked for his three year service as president of the HOA.

The 2024 Slate of Officers was introduced and unanimously approved:

President: Ruth Zimmerman

Vice President: : Eva Margolies

Secretary: Susan Smith

Treasurer: Scott Silverstein

Social: Marie Stockton

Grounds: Leanne Allen

Architecture: Paul Young

Nominating Chair: Missy Baisden

The meeting was adjourned.