

Austin Lake Homeowners Association Monthly Meeting Minutes

March 6, 2014

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Charles Hunter, Treasurer
Lea Garvy, Social Chair
Erin Callaway, Secretary
Tom Teague- Architecture Chair
Greg Woodard, Grounds Chair – Via conference call

- I. Call to Order
- II. Welcome
- III. Approved February 6, 2014 minutes

IV. Topic Discussed:

1. Letter from homeowner – house being built on N Cooper Lake Rd.
2. Architectural update: Tom drafted neighborhood “Keep Austin Lake Beautiful” letter. Removing one line about Tuesday evening requirement, then approved unanimously to distribute.
Discussed what actions we could or should take for people who don’t follow HOA bylaws. Levying fines should be last resort.
3. Treasurer report:
 - a. Discussed delinquent dues, budget, expenses. Gas bill is high. Need to have system checked.
 - b. Now 14 outstanding homeowners with dues. Charles will get email distribution list where proxy was sent to neighborhood, and Charles and Wilson will reply to email questioning dues. At 2013 annual meeting – 20 yes + 39 yes proxies, 2 no – Budget approved by majority. Annual assessments. Proxies were placed in mailboxes, note written on sign at exit, and email sent to neighborhood.
 - c. No taxes this year. Wrote off rent of clubhouse. Taxes filed by March 15 for neighborhood association.
 - d. Charles checked on insurance policy – liability and umbrella, concerning lake liability. It is all covered, but sending letter to insurance agency detailing property – spillway, lake, etc., to make sure it’s all specified. Will need to let insurance company know about dock once it’s built– then we’ll be covered for that as well.
 - e. Discussed the budget and proposed reserves for 2014.
4. Playground equipment was about to fall, was un-level, Wilson had it fixed - \$60 bill. Do we need sign about for small children only?
5. Wilson ordered one new green “homes for sale” sign for \$75.
6. Trees by tennis courts that need removing – Removing 2 – Estimate of \$1000 to remove all dozen trees. Beetles/disease a problem. Motion to take down all trees, seconded, approved. Will plant something new in place.
7. Board unanimously agreed to renew pool contract for one year. Not 3 year.
8. Jim Kost will get together with Scott this month to discuss trees.
9. Discussed landscaper. He has not been here very much. Per landscaper’s email this week in response to email from board, he will not be back. He got paid for February. Wilson getting estimates and will communicate via email. Charles checking to see what landscaper before Quality Cuts was paid. Wilson getting quotes from different landscapers. Seem to be coming in high. May need to up budget.
10. There is a leak in shower faucets on back porch. Need replacing. Lea’s handyman will do the job.
11. Grounds:
 - a. Sending letter to paving company. Still not satisfied with job. Still not paying.
 - b. Greg emailed board proposal for work to clubhouse/pool area. Will discuss that next meeting. Annual budget of \$3500 for entire clubhouse.
12. Social: Discussed rental for clubhouse. Board unanimously approved lowering rate to \$25. Lea will send out email.
13. Dredging just done. We are good for 20 years.

V. Meeting adjourned. Next Meeting Thursday, April 3.