

## **Austin Lake Homeowners Meeting, November 13, 2016**

### **Welcome and Call to Order by HOA Vice President Nita Phillips**

**2015 Annual Meeting Minutes** read by Secretary Susan Smith—Unanimously Approved

Vice President Nita Phillips established a quorum: 46 total houses represented

**The Year in Review:** In absence of our president, Jim Kost, this report was done by other board officers and committee members:

#### **Treasurer Report:** Matt Callaway

(1) Matt explained that this year our numbers are coming in under budget. 7500 dollars was budgeted for capital improvements, but this year we had to replace the HVAC unit, which was expected, for a cost of approximately 5000 dollars. The landscaping expenses were also under budget; only a few others were over budget. About 13000 dollars will be put into our reserves, with reserves balance staying constant from last year to this. And the annual assessment will be held steady for next year at the annual 600 amount. It was asked about if the line items for the 7000 capital improvements projects have been identified. Matt answered that the projects have been completed on a as-needed basis. He referred to the extra lighting put in for the club parking lot, the signs added, and the security system put in. Paul added that long-range plans were in place.

(2) Another member wondered about the plans for the pool. Matt answered that the pool has been an area of concern because it is small, and we have had an increase in families with children who would use the pool. Matt stressed that we had several options—repair, redo, renovate. Repair and making minor improvements would cost roughly 10,000 dollars. We have extra space to be used, according to the city who informed us that the drainage area was no longer needed for water flow and that we can use that space should we decide to enlarge the pool or pool area. Matt stressed the need to maintain our pool in keeping with standards set by surrounding subdivisions. We are projecting that we can begin in earnest to redo this area in 2 years (2018). Someone asked about expanding the clubhouse. Matt answered that this has been talked about and that there is definitely room for such an expansion. Paul Young encouraged neighbors to join the pool committee, which at this time is only an informal group. One neighbor suggested putting out a survey to determine the degree of interest, and another suggested getting a realtor involved in informing neighbors about the value of updated amenities.

(3) Call to vote on approval of the budget. 2017 budget was unanimously approved.

#### **Architecture:** Paul Young

(1) Lake—The spillway is cracked and requires repair. There are some trees down in the lake, but Paul reminded neighbors, that if these trees came from the homes by the lake, it is their responsibility to remove trees, if they want them removed. One tree, however, has fallen that is not from a neighbor's yard and will have to be removed. A property adjacent to the lake that is not owned by this subdivision has been sold to developers. Scott Perkins wondered if homeowners in the new development would be allowed to join our HOA. Not enough information is known to answer that question.

(2) Website—Paul reported that the website is being redeveloped, and the new one will be up by mid-February.

(3) Newsletter—Paul reported that the newsletter has been distributed for about three months, and that it will be continued. Any help or suggestions for this project would be appreciated.

(4) Covenant enforcement—Paul stressed that it was necessary to follow the rules established in our by-laws and covenants, and that he and his committee have been working to inform members who are in violation. Follow-up letters have been sent. If a member is in violation of a city code, the city has and will be notified. Paul asked for input. One person wondered if the penalties set down in the (by-laws?) were enforced. Discussion followed about enforcing penalties and the difficulties of doing so. Paul reported that most neighbors who were informed about being out of compliance immediately remedied the situation. Paul discussed other problems were leaves and parking on the street. A neighbor encouraged Paul to continue with his efforts. The methods of dealing with non-compliant neighbors were reviewed.

**Social:** Lea Garvey

(1) Christmas Party—A Christmas party will be held for the children in the neighborhood. Date has not be set yet.

(2) Progressive dinner will be held December 10th.

**Election of 2017 Board:**

Matt introduced the slate of officers proposed by nominating committee:

President: Matt Callaway

Vice President: Ashley Walker

Secretary: Susan Smith

Treasurer: Joe White

Grounds and Maintenance: Glenn Layfield

Architecture: Paul Young

Nominating Committee Chair: Eva Margolies

There were no nominations from the floor, and the slate of officers was unanimously approved.

The meeting was adjourned.