

**Austin Lake Homeowners Association  
Monthly Meeting Minutes**

**February 6, 2018**

**Officers in Attendance:**

President: Ashley Robison  
Vice President: Susan Smith  
Secretary: Kelly Layfield  
Grounds: Paul Young  
Social: Missy Baisden

**Not in attendance:** Joe White, Treasurer  
Estee Lassiter, Architecture

**I. Call to Order**

**II. Welcome**

**III. Review of Minutes from January 2nd meeting—Approved with revision**

**IV. Board Member Reports**

**A. Social**

1. Missy reported that she encountered no issues in renting the clubhouse for \$50.00. Board members in attendance agreed that the rental amount should stand at \$50.00 going forward as stated in the contract.
2. Missy sent a blast email to arrange a meeting to discuss opinions from a group of interested neighbors for the purpose of identifying new social activities. A brief discussion followed about various events that the Association has previously sponsored and some things that might be of interest in the future.
3. Paul mentioned that he and Josh Kellar intend to host a fishing rodeo for neighborhood children in the Spring.

**B. Treasurer's report**

None presented.

**C. Architecture:**

None presented.

**D. Grounds and Maintenance:**

1. Paul will meet with Kevin at Gibbs on Thursday, 2/8/18, for the purpose of discussing the existing landscaping plan and potential new plantings.
2. Paul is planning to install a new sign at the entrance when the weather improves.

**Austin Lake Homeowners Association  
Monthly Meeting Minutes**

3. Paul and Hal will walk the common area grounds together soon.
4. Paul has contacted a locally owned and operated straw provider and is awaiting a quote.
5. Paul received an updated quote from Atlanta Arbor to cut down the two dead oak trees near the front of the subdivision. The tree cutting is currently being scheduled, likely about three weeks out. Approximately four neighbors will also have tree work performed at the same time.
6. The lake maintenance company gave the lake a clean bill of health.
7. Paul initiated a discussion concerning adding stripes to the tennis court to accommodate pickle ball games. The Board approved Paul's request to get a quote for this work.
8. The quote received for adding lighting to the tennis courts was higher than expected (\$19,800 plus an additional \$6,000 for LED lights). Susan mentioned that Howard recalls that the contractor who refurbished the tennis courts previously said that he would install the lights and accept payments on an installment plan at no interest.
9. A discussion occurred with regard to imposing special assessments for specific improvements to existing assets such as tennis court lighting. Susan found the cite in the Bylaws (Article III,C. Section 3 captioned **Borrowing**) which authorizes the Board to borrow money for maintenance and improvement of the Recreation Area and facilities without a majority vote of approval of the Association membership. Susan located an additional provision in the Bylaws which states the Board can't obligate the Association to a debt greater than \$2,000 per transaction without approval of a majority vote of the membership (Article III.C. Section 1(a) under **Powers and Duties** caption). A discussion occurred on how to reconcile the two provisions. Susan will discuss with Charles Hunter how the tennis court work was previously handled.

**V. Open Discussion**

1. Paul will plan to call to the City of Smyrna to identify new subdivisions from which excess dirt might be sourced for the purpose of filling the large hole in front of the neighborhood.
2. Missy mentioned unread emails in the Austin Lakes g-mail account, and Missy and Susan discussed failure to receive some emails.

**Austin Lake Homeowners Association  
Monthly Meeting Minutes**

- VI. Next meeting board meeting will be Tuesday, March 6th at 7:30 pm.**
- VII. Meeting adjourned.**