

ANNUAL MEETING OF AUSTIN LAKE HOMEOWNERS' ASSOCIATION  
December 13, 2020

Board Members Present: Brandon Nunley (President), Josh Keller (Vice-President), Gail Sickling (Secretary), Ruth Zimmerman (Treasurer), Leanne Allen (Grounds and Maintenance), Jen Hanlan (Architectural Control), Steve Stoichev (Social Committee Chair) and Estee Lassiter (Nominating Chair).

The meeting was called to order by Brandon Nunley at 5:02 PM.

A quorum was established by virtue of 41 proxies held by the Board and 19 residents in attendance via Zoom.

Brandon began the meeting by thanking the 2020 Board members citing the unusual year we have experienced because of the pandemic and particularly Steve Stoichev (Social Chair) whose duties were particularly hampered by the CDC regulations.

After a reading of the 2019 Annual Meeting minutes, a motion was raised (and seconded) to approve as written. The vote for approval was unanimous.

Grounds and Maintenance Chair, Leanne Allen, reviewed the following projects that were completed in 2020:

- Completed bathroom renovation in the clubhouse, which came in under budget.
- Pressure washing of the tennis courts and recommended that this be done every year (or at least every other year.)
- Installation of mulch at the lake.
- Replacement of water heater, outdoor spigot and shower head at the pool. These were unexpected expenses and were not included in the 2020 projected budget.
- Thanked Chris Foss for repairing the playground set.
- Sprinkler repair which included replacing several broken sprinkler heads. This was also an unexpected expense not included in the 2020 projected budget.
- Citing the ongoing issues with dog waste, there were trail cams installed at several locations around the common area and mentioned that fines were levied against violators.

Leanne cited that the pool experienced typical usage this past summer and thanked the residents for observing the social distancing guidelines recommended due to the pandemic.

Leanne also mentioned that there was some misunderstanding regarding the ownership of the perimeter fencing in the neighborhood and clarified that this fence, although installed by the original builder, is the responsibility of the individual owners whose property includes portions of this fence.

The landscape company was changed from Georgia Landscape back to Gibbs Landscape. Leanne felt that Gibbs was more proactive with the work that would need to be done.

Planned projects for 2021 would include:

- pressure washing the pool deck
- replacing the countertop in the clubhouse
- making a decision about the dead-looking tree on North Cooper Lake Road.

Leanne also mentioned that Austin Lake would acquire "slightly used" pool lounge chairs from a donation by Tripp Baisden, general manager of Windy Hill Athletic Club. These would replace the worn out loungers currently in use.

A motion was raised, seconded and voted unanimously to approve the Grounds and Maintenance report.

Social Chair, Steve Stoichev, reviewed the social events of 2020. The traditional events were hampered by the recommended social restrictions due to the pandemic. The summer pool party, happy hours, Halloween parade and Progressive dinner were all cancelled. Steve did organize a cul-de-sac band party in the spring in addition to an artists' market open studio in the fall which showcased the works of our resident artists.

Treasurer, Ruth Zimmerman, reviewed the financials for 2020:

- \$25,330 operating account
- \$11,896 community development account
- \$25,326 reserve fund
- \$62,552.32 Total cash balances

She reported 5 clubhouse rentals (much lower this year due to Covid); and two home sales.

- \$15,795 will be moved to the reserve account at the first of the year 2021. She expects
- \$15,500 to be moved to reserves in 2022.

The 2021 budget is attached.

A resident questioned the \$2,000 expense of phone and internet connection citing his belief that it was higher than it should be. Leanne explained why there had to be internet at the clubhouse and Ruth explained that Charter classifies ALHOA as a commercial account, hence the large charge. The resident offered to explore other options that might be less expensive.

Leanne and Ruth reminded everyone that the clubhouse can be rented during Covid to parties of less than 10 people but the resident has to be in attendance at the event.

A resident raised the possibility of lowering the annual dues by \$50 this upcoming year because of the social event budget not being spent. After a discussion it was agreed to keep the dues at the present level in order to transfer more money into the reserve account.

A motion was raised, seconded and voted unanimously to approve the financial report.

Nominating Chair, Estee Lassiter, presented the slate of officers for the 2021 year as follows:

- President - Chris Foss
- Vice-President - Josh Keller
- Secretary - Gail Sickling
- Treasurer - Ruth Zimmerman
- Social Chair - Sarah Tobin
- Architectural Control Chair - Jen Hanlan
- Grounds and Maintenance Chair - Leanne Allen

A motion was presented, seconded and approved to accept the slate of officers.

Brandon opened up a general forum to discuss any issues of concern to the residents. It was suggested to renew the capital reserve study next year in order to plan for capital expenses in the next few years. It was agreed that \$3,000 will be added to the budget to cover the cost of renewing the study this year.

There was a general comment regarding the condition of the lake. Leanne reiterated that the lake condition was monitored by the firm, Aquascapes, on a monthly basis. They have reported that what appears to be an oily substance on the surface of the lake is the result of

natural decomposition of the lake components. Aquascapes conducts water analysis and reports that the water is was clean as should be expected. They have reported a crack in the emergency spillway, which is only an issue if the lake level rises significantly. The cost would be upwards of \$25,000 to fix.

A resident mentioned the existence of beavers. She mentioned that she had wrapped all her trees in chicken wire but was concerned about the damage to the trees across the lake from Austin Lake. This is an ongoing problem and is one of the issues with having a lake. Josh planned to take care of the existence of several trees lodged in the center of the lake.

A member of the Architectural Control Committee reminded everyone that forms need to presented to the ACC before any work has begun and should be very detailed describing the extent of the project.

A general reminder was issued regarding the annual dues that are assessed each January. The current amount is \$750 due the first of January, 2021.

Having no further business, the meeting was adjourned at 6:00 PM.

Respectfully submitted,  
Gail Sickling