

Austin Lake Homeowners Association Monthly Meeting Minutes

June 5, 2014

Officers Attending:

Scott Perkins, Vice President
Charles Hunter, Treasurer
Lea Garvy, Social Chair
Erin Callaway, Secretary
Tom Teague- Architecture Chair

Guest Attendees: Howard Smith, 2207 Austin Lake
Jim Kost, 6211 Traymore Trace

- I. Call to Order
- II. Welcome
- III. Approved minutes (by 4 present, Tom arrived shortly thereafter) with addition of detailing residents' names and addresses who attended or popped into the meeting last month. Going forward will document names after asking guests for names and addresses.

IV. Topic Discussed

1. Treasurer report: Work on tennis courts has fallen through. Credit – Refund check of \$500 from deposit check from last year's budget. Quick-fix of courts is no longer an option. Can move \$500 + budgeted money for tennis courts to reserves as capital projects credit. \$1950 was budgeted last year for tennis court repairs.
 - b. Regions Bank line of credit – up for renewal in August. Scott printed copy of agreement after request by homeowner after last board meeting. Scott has copy for homeowner who requested to see it. Line of credit was established in case of emergency when reserves were low. Always intent of board to not tap line of credit, just have as insurance. With lake project in under budget and on time and dues collected, no longer in need of the extra insurance of a line of credit. Bank may be able to renew line of credit while waiving fee and potentially removing resident's name. Will discuss next month with more information.
 - c. Discussed potential need to raise assessments at next annual meeting to keep up the neighborhood, pool, tennis courts, and build reserves.
2. Grounds update:
 - a. Parking lot has been refilled/recoated. Motion to pay asphalt company. Unanimous approval by 5 board members in attendance. Work was preventative maintenance to the lot.
 - b. Cracks in tennis court are too big due to the cold weather. Unable to fix the cracks. Pressure washed half of court, then saw could not repair.
 - c. Plumbing issues (showers) not fixed. Getting estimates.
 - d. Greg pressure washed sidewalks, clubhouse, play-gym, furniture, pool deck, half tennis courts. Repaired window, deck railing, deck board. Painted one side of fencing, not the other side yet. Jim Kost filling in on grounds role while Greg is out of town.
 - e. Tennis courts – Recommended fix - resurfacing (potentially \$5000 or \$6000 every 2 years). May get 3 or 4 years out of resurfacing. Other option is to remove all the concrete, totally remove and rebuild. Difficult to access. Howard's recommendation is to resurface. Agenda item for next meeting is to discuss resurfacing vs. rebuilding. Need more information, estimates on our options. Need to know if resurfacing is guaranteed and how long will it really last. Need to level courts. Last repairs/top dressing – cracks were not filled properly. Surface was not properly leveled. Need to be filled with elastic material. Howard's opinion is to raise dues to afford tennis court work. Would need to vote on this at annual meeting.
3. Architecture Guests Concerning Lot #2 on N Cooper Lake: Terrance Louis – builder, Todd Korn – civil engineer Here to discuss runoff and what type of language is in the contract for once the house is built, how do we address any additional runoff/drainage issues that will come in the next 12 months. Drainage plan for Lot #2, and what about future issues.

Discussed the berm in Tom's yard for past 7 or 8 years due to run-off issues. Terrance was unaware of ongoing issues.

Charles discussed document language needed before we'll sign off with Terrance and Todd. We want to ensure that for 12 months after new home completion Terrance will take care of any issues. Water run-off for entire house will drain to front. This is shown on plan. No grading will change that will increase drainage to rear of lot. Also, if any increased drainage occurs to rear of lot, Portico will take steps to stop increase of runoff for period of 12 months. 12 months begin when certificate of occupancy issued by city of Smyrna.

Terrance – They still own Lot 1 house. Can install some things to try and capture water and slow it down. Issues are most likely from Lots 6 and 7, no longer under builder's control. A flow-well, similar to a mini-septic system with the gutters directed to the well barrel can be installed in Lot 1.

Motion to approve plans once language described above has been included. Unanimous approval.

4. Discussion of architectural committee members. Chris Mount and Eva Margolias are officially added to the architecture committee. Unanimous approval. Chris Mount, (404) 216-8401 – info to be added to contact/approval form. This weekend will establish next yard of the month. Tom has drafts of letters ready for approximately 12 homes describing specific violations. Letters will go out from Architectural Committee/Tom. He will photograph "befores." Next meeting will propose plan of action going forward.
5. Beavers not an issue right now. They are gone.
6. Social Update: a. Request to have classified type listings of things for sale in the neighborhood. Not feasible to include on website. May be able to facilitate through facebook. Looking into the option.
b. Welcome Info – Lea going to make a business card to give to new members with website info, etc.
c. Party this weekend. 4 pork roasts for bbq. Covered dish.
7. Lake update. Scott found masonry place (on Hammond Dr). Cast concrete picnic table and benches - \$600. Comes in pieces but on site the provider will put together to make heavy enough. Weighs ½ ton assembled.
8. Scott followed up on the nominating committee question from last month. There was no record. As a board, they acted as the nominating committee. Lea will send out an email asking for volunteers for nominating committee.
9. Question from Erin - Is the pool a non-smoking area? Answer - No. Will address at later time if we can vote on this at annual meeting.
10. Tom and Jim talking to landscaper about pine straw and focus on entrance.
11. Next meeting we will discuss pool parties and a calendar.

IV. Next meeting July 10. Meeting adjourned.