

Austin Lake Homeowners Association

Monthly Meeting Minutes

7:30, pm, January 16, 2024

Officers in Attendance:

President: Ruth Zimmerman
Vice President: Eva Margolies
Secretary: Susan Smith
Grounds: Leanne Allen
Architecture: Paul Young
Social: Marie Stockton

Absent:

Treasurer: Scott Silverstein

- I. **Call to Order:** Ruth Zimmerman, President
- II. **Welcome New Board Members**
- III. **Board Members Reports:**

Treasurer's Report – Ruth Zimmerman (on behalf of Scott Silverstein, Treasurer)

- Members were sent copies of the treasurer's report, as of December 9th, which will be posted, along with our minutes on our website Austinlakesmyrna@gmail.com, in a neighborhood email, and on Facebook.
- Discussion followed about the number of residents who have not paid their dues. As of January 13th, 58 percent of residents have paid their dues in full. Seven residents reported problems with paying their dues through Zelle. We will be working with those residents to resolve this issue. We will also check to see if Venmo might be an option for payments. Those who have not paid their dues will be contacted after we have an updated report from Scott. A 75 dollar penalty will be levied on dues after January 31.

Grounds & Maintenance Update – Leanne Allen

- **Grounds Committee:** Leanne was asked if she would like a committee to help with grounds. A couple of board members volunteered to help out as well. Leanne said she would welcome any help she was offered.
- **Swing sets and shading for pool area** were mentioned in last year's amenities survey. Before ordering a new swing set (approximate cost 1500-2000), Leanne suggested that we check on the warranty of the Gorilla swing set that we have at present and see what might be fixed or replaced under the warranty.
- **More Pollywood pool lounge chairs** will be ordered this year, matching the ones we ordered last year.

- **Tennis Courts**–Signature Courts will pressure our courts this year (a procedure that is done every other year.)
- **Clubhouse Window and Door Estimate:** Leanne received an estimate from Window World of 18,830 dollars for new windows and doors to be installed (under our budget of 20,000). This estimate includes a lifetime warranty, full PVC trim, and 99 percent UV protected windows, which will come with screens and locks. The board agreed that the grids would not be placed on the windows, and that screens were not necessary. The doors will come unpainted at an estimated cost to paint of 1400. She also received a quote for carpeting the interior stairs (1050). It was suggested that we get other estimates for windows and doors as well as for painting and carpet on the stairway.
- **Mulch** was placed on the lake path and around the swing set.
- **The lake:** A suggestion was made that we invite Derek Norton, Smyrna’s mayor to an HOA meeting to see what the city can do to help us with the results of the city’s construction on South Cobb, causing trash and debris sullyng our lake.
- **Gibbs:** Gibbs will be contacted about trimming the crepe myrtles around the clubhouse and mulching the pile of leaves behind the shrubbery at the clubhouse.
- **Pet waste:** The Hanlans will be contacted about emptying the pet waste containers more frequently.

Architectural Requests/Lake/Other Community Updates or Concerns – Paul Young

- **Architecture Committee:** Dave Wilson and Susie Roberts have volunteered to serve on the architectural committee.
- **Meeting Architectural Standards:** Paul emphasized the importance of letting residences know maintenance expectations and HOA standards. It was suggested that a seasonal/quarterly notice be distributed with yard maintenance tips, reminders, and possible contact information of landscapers and other helpful services.
- **Pine Straw Drive:** Eva volunteered to head up the pine straw drive again, which was quite successful last year.
- **City Construction:** Paul reported that he has had a discussion with our mayor about the problems caused by city construction on South Cobb. The city engineers have admitted that there is a problem and have repaired some of our yards at the end of Austin Lake Drive.
- **Floating Dock:** In light of the frequent use of the lake by many of the children in our neighborhood, it was suggested that we look into building a floating dock.

Social Events Update – Marie Stockton

- **Dates for Easter & Halloween 2024 Events were decided:**
 - Halloween Parade: October 31
 - Easter Egg Hunt: Sunday, March 24
 - Last Day of School Celebration–May 22 (tentative)

- **2023 Progressive Dinner Feedback and Survey**–Marie volunteered to send out a survey regarding the progressive dinner and other social events. Discussion followed about possible additional community events for 2024 such as
 1. End of school year party
 2. Monthly happy hour events at various resident homes
 3. Other activities that don't come out of HOA funds

Other Items for Discussion

- **Future Meeting Dates:** Tuesday, February 20; Monday, March 11; Tuesday, April 16; Tuesday, May 7
- **2024 Annual Meeting:** Sunday, December 15, 5:00 PM (tentative)
- **2024 Progressive Dinner:** Saturday, December 14 (tentative)

Meeting adjourned: 9: 11 pm