

Austin Lake Homeowners Association Monthly Meeting Minutes

November 6, 2014

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Charles Hunter, Treasurer
Erin Callaway, Secretary

Greg Woodard (Grounds), Lea Garvey (Social), Tom Teague (Architectural) - Absent

- I. Call to Order
- II. Welcome
- III. Approved minutes from September and October meetings.

IV. Topic Discussed

1. Treasury Report:
 - a. Electrical bill is high. Found A/C switched to ON – could be problem. Talking to cleaning lady about A/C and lack of paper towels, tp, and soap in bathrooms at Halloween party.
 - b. Pool – slightly over budget. Water and electricity at budget, will be a little over budget at year-end.
 - c. Motion for Erin to spend not more than \$110 on 2 new tables for clubhouse parties. She will also put fresh spray paint on two barstools.
 - d. Discussed raising dues for 2015. No committee members were in favor of raising dues. We agreed unanimously to keep dues at \$600 in the coming year. We just increased for the first time in 2014.
 - e. Discussed capital reserves analysis, that at some point in the future the analysis will need to be updated. We are not including it in the 2015 budget.
 - f. Motion to approve proposed 2015 budget. Unanimous approval. Will send this proposed budget out to neighborhood.
 - g. Planning December – Annual Meeting 2p Sunday December 7. Next board meeting Thursday Dec 4 at 7p. Nominating committee has presented names for nomination. Notice of annual meeting will go out including nomination committee names. Need to be delivered no later than 21 days before annual meeting, so ideally by the 16th. Erin will print and deliver to Scott for his son to distribute. Proxy form, proposed budget, notice and agenda – 3 documents.
2. Grounds and Maintenance Update
 - a. Carpet was cleaned. Paid for by the party responsible.
 - b. Getting list from Greg on clubhouse work he performed in the spring and early summer. We have paid for the work that has been done, but items remaining on the list will have to be addressed. He will not be able to finish to more before moving.
 - c. Bees were seen around the lake dam. Front lights were replaced by Hal Bartlett.
3. VP Update
 - a. Scott will fill planters by the lake with Styrofoam filler, soil, same or equivalent plants listed in Champion's proposal. Rejected Champion's estimate of \$737. Scott will take care of for \$375. Much cheaper. (Update Nov 14: Scott completed project for \$225, considerably lower than original estimate.)
 - b. Concerning the pathway to the lake. It will take 70 4 ft edgers at \$9 apiece for path. 140 foot path. Borders picked out. Still waiting to hear on free mulch.
4. Social Update
 - a. Halloween party and chili cook off went well.
5. Architecture Update
 - a. Architectural committee is responsible for violation letters to homeowners. Not up to the board.
 - b. Recommendation by tennis committee for court resurfacing to be done by Signature Tennis Courts, Inc. Unanimous approval to spend no more than \$3500 on tennis court resurfacing next year with Signature. Will get ALHOA on Signature's calendar for next year.
6. Meeting Adjourned. Next meeting set Thursday, Dec 4 at 7p. Progressive Dinner Saturday, Dec 6. Annual Meeting, Sunday Dec 7 at 2:00 at Clubhouse. Will need residents and/or proxies for meeting.