

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

April 4, 2023

Officers in Attendance

President	Chris Foss
Vice President	Ruth Zimmerman
Secretary	Susan Smith (Replacing Kelly Layfield)
Grounds & Maintenance:	Leanne Allen
Treasurer	Scott Silverstein (by telephone)
Social Committee:	Marie Stockton

Absent:

Architectural Control Committee: Ryan Flanagan

I. Call to Order (Chris)

II. Welcome (Chris)

III. Minutes: The March minutes were unanimously approved.

IV. Board Member Reports:

Vice President (Ruth):

Ruth recommended an online reservation system called Reserve My Court, an app that allows players to reserve a court in advance for a set time period. She reviewed an email that would go out to residents about the pool opening (May 1), pool rules, tennis court rules and information about the new reservation app. The board approved the purchase of the reservation app, noting that this would ensure that residents could count on courts being available when they had made plans to play tennis in advance. The board also approved Ruth's email notifying residents of this new reservation system, pool opening, and pool rules.

Grounds and Maintenance (Leanne):

- Barlett serviced the HVAC system, and everything checked out.

- Premiere Pools have replaced the tiles at the sides of the pool and have scheduled the repairs to the bottom of the pool so that they will be finished before May 1, the pool opening date.

- PTR Control Systems is making two of our gates (the ones on either side of the clubhouse) key card accessible. The inner pool gate will be latched. The cost of these key cards is 2.50 each. The board decided to cover the cost of the initial card given to

each Austin Lake household in good standing. There will be a charge for a replacement card. Leanne is working out the details of distributing these cards to residents.

- She is continuing to work on the exterior lighting around the clubhouse and pool area.
- Leanne also reported that Patrick Dixon and Brett Fletcher are new residents of our Austin Lake neighborhood.

Treasurer (Scott):

- **Expenses:** Scott first noted the expenses that were incurred last month for utilities and maintenance. The major expense last month was the 7,513.75 dollars for the pool resurfacing project., as well as the 4,427 dollars for the annual insurance premium.
- **Income:** We have received a few more HOA dues payments, so that we now have 93 out of 103 homes paid in full, with 4 homeowners on a payment plan. Five homeowners will receive letters about liens that will be placed on their houses if dues are not paid or arrangements are not made to pay them.
- There was one clubhouse rental this last month.
- A copy of the treasurer's report will be placed on the website.

Social (Marie):

- Marie asked for the board's approval in putting a banner congratulating high school graduates at the entrance of the subdivision as she has in the past. The board enthusiastically approved.
- The HOA Easter Egg hunt is scheduled for this Saturday, April 8th, and rainy weather is forecasted for that day. The board discussed and agreed upon a contingency plan which involved continuing with such activities that could be done indoors such as face painting and photo ops with the Easter bunny, and giving children Easter eggs to take home to hide.
- She is looking at purchasing a bigger/ taller refrigerator for the clubhouse. The average cost of one that fits our space is \$450. The board approved such a purchase.

Architectural

In Ryan's absence, Chris brought up a resident's architectural change request submitted by a resident which was denied by the architectural committee. We all agreed that we supported the architectural committee's decision.

Misc.

It was mentioned that the dog waste bins are not being regularly looked after lately. Leanne will contact the mother of the person who is taking care of them.

Susan brought up a neighbor's complaint about the board's lack of transparency. After some discussion, it was decided that we remind residents that the board uses several means of communication to inform residents of HOA developments: the neighborhood website where monthly minutes, treasurer reports, and upcoming events are posted, Gmails, and our neighborhood Facebook page.

V. The next meeting will be Wednesday, May 10, at 7:30.

VI. Meeting adjourned.