

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

June 7, 2016

Officers in Attendance:

President: Jim Kost

Vice President: Arenetha (Nita) Phillips

Treasurer: Matt Callaway

Grounds: Glenn Mayfield

Architecture: Paul Young

Social: Lea Garvey

Absent: Susan Smith, Secretary

I. Call to Order

II. Welcome

III. Review Minutes from May meeting – approved

IV. Treasurer's Report

- a. No material changes to report
- b. Capital Reserves are now expected to increase more than the \$8200 previously budgeted
 - i. All ALHOA reserves now consolidated at Regents SavingsBank
- c. Some discussion about raising the dues
 - i. Would quarterly dues payments be better? (Consensus was no.)
 - ii. Would the membership agree to a substantial dues increase if the funds were to go toward major capital improvements (i.e. a bigger, better pool)?
 1. Consensus: improvements would have to add to homeowners' sales value, and the work would need to be done without delay.
 2. (LG) Comparably priced neighborhoods appear to draw significant value from top quality pools and common areas since their smaller homes and lots would seem to justify competitive pricing on their own.
 3. (JK) Knows a good pool builder, and will ask for some general info on design/cost.
 4. How much room exists for expansion between current pool deck and streets? Undetermined.

V. Grounds & Maintenance

- a. Follow up on earlier discussion about improving the "look" of entry area landscaping – Waiting on proposals
- b. Purchased No Trespassing / Video Surveillance signs for pool
- c. Security cameras have been purchased. Glenn and Jim will install this weekend (substantial savings over contractor proposal for installation).

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- i. Board approved the additional expense for an Uninterrupted Power Supply (UPS) to keep the cameras on.
- ii. The Board walked the property after the meeting and agreed on the positioning of the cameras.
- d. The new City streetlight will be installed by GA power this month. This will illuminate the Clubhouse parking lot.
- e. New trash cans at the pool are a big and inexpensive improvement (hat tip to Chris Mount).
- f. The trash cans at the tennis courts are not being emptied. Currently this “job” is unassigned.
- g. New Pet Station cans are not being emptied as frequently as needed.
 - i. We have a volunteer maintaining the pet station at the dam. We need a volunteer for the station by the Clubhouse.
- h. Towing Company will be retained and towing signs put up.
 - i. It is still in our discretion as to whether or not the towing company is called to tow a car. But the residents will be aware of the possibility.
 - ii. The parking issue at the Clubhouse is not settled. The feedback on the issue should be considered. This will be a focus in the ALHOA monthly newsletter again.
 - iii. It is understood that the signage will be placed in such a way as to fit aesthetically into the landscape.
- i. Electric power to the entryway signs appears to be out.
- j. The service cutting grass on the dam is doing an incomplete job.
- k. We will get advice about the lake from Aquascapes on:
 - i. Removing the fallen (beavers) tree at the North mouth of the lake
 - ii. The pros and cons of installing water fountains to aerate the lake water
- l. New benches have been installed at the tennis courts. Jim Kost will dispose of the previous benches.
- m. Lea will order additional signs for the pool. [See Trespassing issue below].

VI. Architecture

- a. Lots of home improvements underway. Residents are responding well to infraction letters. A couple of situations may require a follow up letter from the Board.
- b. Speeding is a big concern. This will be highlighted in the Newsletter. Several neighbors have expressed concern.

VII. Social

- a. May 5 Spring Party was a big success.
- b. June Party was done on short notice but was also well attended.
- c. We procured a “Cornhole” game for the pool.

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- d. Reminder: please close the umbrellas if you think you may be the last user of the day. Also, the last person leaving the pool should lock all doors.
- e. Residents have been confronted by young people attempting to use the pool. Some trespassers have been borderline belligerent and certainly appeared to feel entitled to use the pool. Residents are encouraged to call 911, and remind those persons that their illegal presence is recorded on camera 24/7.
- f. A nearby neighborhood inquired about “joining” our pool. ALHOA declined.

VIII. Other Topics

- a. Hutto Property
 - i. The Hutto property is the undeveloped 3.5 acre parcel that sits on the north shore of Austin Lake at 3550 Lake Drive. A potential buyer contacted ALHOA about lake access. The entire lake up to the shoreline is owned by ALHOA and certain lots which extend into the lake.
 - ii. There is no firm proposal to consider at this time, but the Board will discuss what position to take regarding that property and lake access.
 - iii. (GM) Funds raised through selling lake access or ALHOA Membership to that property owner could be a meaningful amount that could go toward desirable capital expenditures like a new pool.
- b. Speeding
 - i. Matt acquired a “Slow Down” sign/cutout and was asked to purchase an additional one.
 - ii. Speed bumps are not a realistic option in Cobb County streets anymore.
 - iii. A spirited discussion was held without a clear consensus at the end. It was agreed that the issue is serious and deserving of additional discussion. It will be a featured message in the newsletter this month.

IX. Meeting Adjourned