

Austin Lake Homeowners Association Monthly Meeting Minutes

January 7, 2019

Officers in Attendance

President: Susan Smith
Vice President: Missy Baisden
Secretary: Kelly Layfield
Treasurer: Ruth Zimmerman
Architecture: Steve Stoichev
Grounds: Leanne Allen
Social: Tina Southerland
Lia Williams

I. Call to Order

II. Welcome

III. Minutes from December meeting will be circulated for review with January minutes and will be approved at the February meeting

IV. Board Member Reports

MISC:

- Susan provided a meeting agenda with important information concerning the Google Drive, Facebook administration, and other important information.
- The Board agreed the monthly meetings should be held on the first Tuesday at 7:00 pm.

CLUBHOUSE:

- No new clubhouse rentals at this time.
- Missy will endeavor to market clubhouse rentals to the neighborhood.

TREASURER'S REPORT:

- Pay Pal Account: A few association assessments came through Pay Pal with names which don't match to resident names. Ruth will reach out to the neighborhood to identify funds received.
- Ruth has received payments from 75 homes (out of 103) including one partial payment, one unknown payment and one payment which is \$100 short. Susan will send another reminder that dues are payable now and considered late on January 15th.

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- Ruth discussed balances in operating account, reserves and community development fund.
- The Board discussed the operating budget adopted at the annual meeting.

GROUNDS AND MAINTENANCE:

- Front entrance lights have been repaired. An electrical box had to be replaced.
- Lake water was very high. Jake Allen cleared blockage in spillway before Christmas and water level dropped a bit.
- Pickle ball striping is complete.
- Pine straw is an upcoming expense.
- Gibbs is supposed to give us ideas and estimate for how to address mud on the playground around the new play structure.
- Mulch is needed for the lake access.
- Leanne would like to plan to order new pool patio furniture in April.
- Housekeeper cleans clubhouse once a month most of the year and twice a month in summer. Each cleaning is \$60.
- Since the flooring for the clubhouse has been replaced, Leanne will try to sell the remnant carpet squares which have been stored in basement.

ARCHITECTURE:

- Steve noted a variety of things which detract from the curb appeal of a number of houses in the neighborhood, such as inconsistencies in window appearances, aging fences, need for erosion control, and shutter paint colors. The Board noted that, although his observations are accurate, not all items are within the purview of the Board per the Declaration and architectural control standards.
- Steve mentioned the possibility of adding a gazebo at the lake when funds are available for that project.

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SOCIAL:

- The Social Committee is hoping to plan a dinner outing at a restaurant in February or March.
- The Board discussed the vendor who supplied food for the Progressive Dinner and how to avoid problems with late food next year.
- The Social Committee will plan an Easter event.

V. OPEN DISCUSSION

- The Board discussed whether Wi-Fi is needed at the clubhouse. The router has not been hooked up to date because communication lines need to be moved. The Board agreed that Wi-Fi would be helpful to have and that Susan should work with Charter to relocate the communication lines to the upstairs closet in the kitchen so that the router and modem can be operational from that location. In addition to being a convenience, Wi-Fi functionality would also allow the Board to (i) install a digital thermostat to adjust HVAC temperature remotely (potentially reducing utility costs) and (ii) view security camera footage remotely in the event of a reported security problem.
- Susan asked whether the neighborhood would like to have a community newsletter to keep people informed of neighborhood activities. Tina said that she may be able to spearhead that project and would give it some thought.

VI. Next meeting board meeting will be Tuesday, February 5th at 7:00 pm.

VII. Meeting adjourned.