

Austin Lake Annual Homeowners Meeting | 2014

December 07, 2014

Welcome

Call to order

Quorum established: 19 homes represented, 33 proxies = 52 total

2013 Annual Meeting Minutes read and approved – Unanimous Approval

Wilson reviewed 2014 accomplishments. Scott addressed HVAC replacement in budget. HVAC was budgeted because of age, but was not replaced this past year. We need to have it in 2014 budget to be able to replace when needed. Homeowner questioned if we should go ahead and replace unit with more efficient unit, noting high electricity bill. Erin pointed out electricity bill includes pool.

Homeowner inquired about a new capital projects study. Last one done in 2008. Board can approve it at a monthly meeting; no need for vote at this meeting. Noted there is interest.

Wilson discussed tennis courts. Scott clarified that according to 2008 capital study tennis courts are due to be rebuilt. We do not have the funds, so we are doing repair work (resurfacing this spring) while building our funds. Homeowner's opinion that if we want to market ourselves as swim/tennis community we need to see about courts and make tennis courts and pool our priority.

Homeowner questioned if getting report on pool and cracked tiles. Answer: Tiles were repaired at end of season before pool was covered.

Previous boards prioritized lake. Current board agrees tennis courts are next.

Irrigation system has been repaired and updated. New landscaping company is in place, Champion. We are pleased with their work and have retained for upcoming year. Wilson welcomed homeowners' input on landscaping.

Teenagers are using our parking lot and the area surrounding the clubhouse. Fence is easy to jump. There have also been vandals at dam and some property damage. Teenagers hang out in woods by dam. Feel free to call police or contact Wilson's answering service (number posted at pool). Everyone should be vigilant and report anything suspicious.

Scott provided update on progress made with planned lake improvements. Benches and table are getting use and are nice and heavy. Pathway has been installed. In answer to questions - 20-25 year estimate on dredging. Lake depth is 4 ½ ft minimum.

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Going forward, we know the parking lot will need resurfacing at some point. We know tennis courts need work. The clubhouse is all of ours. \$25 to rent clubhouse, deposit is now \$100, increased from \$50. Carpet was replaced a few years ago with squares to make cleaning easier. Concerning party that got out of hand, resident questioned if we can limit the number of people at a party. Scott said the party that was out of hand this summer was the first incident.

Coyotes are in neighborhood.

Speeding is an issue in neighborhood. Officer said people slowed when they saw sign that was in Wilson's yard. There was a suggestion from resident that we should invest in electronic speed sign. Chris advised resident concerned with N. Cooper Lake speed to contact police to get a sign up temporarily. The city will no longer put up speed bumps. We've asked in past and been told no.

Charles' Treasurer Report: Proposed budget. Need HVAC in budget. When not spent \$ goes to reserves. Board agrees tennis court replacement is priority for reserves. Lake maintenance budget is down \$500. Landscaping currently under budget due to change to new landscaper and not billed yet for December. Homeowner inquired name of pool company. Social budget lowered \$500 from last year. Progressive dinner was big hit. Last year's board decided not to charge for dinner, wanted to encourage everyone to come. Next year's board can decide they want to charge.

Input from residents: Need to update calendar on website. Who are emails coming from as HOA? Need a name. Who to contact about stuff? Documents on website may be hard to find.

Mailman took notices out of some mailboxes. Going forward the board will use mail. It was never a problem with former mail carrier.

Charles went through budget vs. actual for 2014. \$12,950 going to reserves at year-end budgeted \$9000 last year. That will put us at \$33,000 in reserves at year-end. Headed in the right direction for saving up for tennis court replacement.

Question for clarification. \$10,500 for capital projects. \$6000 budgeted for capital reserves. This is a budget. Should have more have leftover, \$6000 is the minimum to go to reserves.

Pool questions. \$10,000 spent for resurface and retile and filtration system fairly recently.

Non-budget question. If we don't agree with changes to covenants, particularly the rule about cars not sitting outside, how do we bring up issues with that? Scott's response was to take the issue to the new board.

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Scott made motion to vote on 2015 proposed budget. Homeowners: 18 yes votes, 3 no votes. 2 proxy yes votes (held by homeowners), 34 proxy yes votes (held by board - voted: 5 yes (Erin, Charles, Wilson, Greg, Scott), 1 no (Tom)).

Total 54 Yes for budget, 3 No. 2015 Budget approved.

After discussion initiated by Tom, New motion: The board is to establish a committee by March 1, 2015 to explore alternative funding for capital projects, to accelerate funding for capital projects. Motion seconded. Newest resident observed that neighborhood is at the top, but knowing things will have to be done to keep it there is in everybody's best interest.

17 present yes, 2 proxy yes, 2 present opposed, 34 board proxies yes (5 yes, 1 no (Charles))

Motion approved.

Homeowner suggested a formal schedule for checking into prices for insurance, etc.

The 2015 Board of Directors nominees were presented.

Wilson Pulgarin, President Dave Hanlin, Vice Present Charles Hunter, Treasurer
Jim Kost, Grounds Chair Chris Mount, Architectural Chair Matt Callaway, Secretary
Lacy Kelly, Social Chair

No nominations from the floor. Motion made and seconded to approve 2015 board.

21 yes votes, 2 proxy yes votes, 34 board held proxy yes votes – **Unanimous approval of 2015 Board.**