

**Austin Lake Homeowners Association**  
**Monthly Meeting Minutes**  
**Approved**  
**June 14, 2023**

**Officers in Attendance:**

President: Chris Foss  
Vice President: Ruth Zimmerman  
Secretary: Susan Smith  
Grounds: Leanne Allen  
Treasurer: Scott Silverstein  
Social: Marie Stockton

**Absent**

Architecture: Ryan Flanagan

**Call to Order**

**Grounds (Leanne)**

- Key cards to common areas:
  - Leanne passed out key cards with instructions for us to preview what will be given to the members. These cards and instructions will be placed in mailboxes of all residents in good standing this week.
  - Currently only the left gate will be accessible with the key card. Both gates should be operable in a few weeks. The inside pool gate will have a plunger lock. An adult can lift it easily to open the gate, but a child cannot.
  - If a resident loses his/her card, a replacement will be issued upon request at a fee of 25 dollars. The current card will be deactivated.
  - The website Doorking.com that will be used to manage the key cards is tied to the Austin Lake Gmail account.
  - The gates can be opened with the cards between the hours of 8 am and 9 pm.
  - Board members will have 24 hour access to check grounds and set up social events.
  
- The accessibility of the clubhouse Wifi:
  - A couple of residents have asked for the password to our clubhouse Wifi.. It was agreed that the password should be made available to any resident who requests it. Password: niftyship735
  
- The Lake
  - Marie added that we have a dead Japanese Cherry Blossom tree close to our lake. She expressed concern that whatever killed this tree might spread to others. She also noted the debris that has gathered in the lake.
  
- Unauthorized access to common areas

- It was again noted that children and young adults were slipping into our gated common areas through a gap between the fence and the tennis courts. Various ways of dealing with the problem were discussed. Leanne volunteered to call our landscaping company and see if they had any ideas on how to block this narrow opening. The Grace Meadows president was notified that some of our residents had identified several children from that neighborhood who were using this opening to slip into our pool.

### **Architecture (Ryan):**

In his absence Ryan sent in a report on the architecture committee's activity this month:

- The architecture committee has seen a decline in the general upkeep of the yard and mailbox maintenance across the neighborhood at large. Consequently, the committee conducted an informal walkthrough and sent approximately 17 emails and/or letters to homeowners who had the most pressing issues over the past month. Of those, 5 have resolved their issues and several more are actively working to improve or find new landscaper contacts. Ryan has created a Google Sheet documenting this activity and can share it with anyone on the board who requests it.
- It was noted that no action has yet been taken on the noncompliance of one homeowner with the architecture committee's decision on his requested changes.

### **Social (Marie):**

- Clubhouse
  - Marie reported that the clubhouse had three rentals scheduled for next month.
  - She noted that the graduation sign at the front of the subdivision has been stored in the clubhouse's bottom floor. The storage room is currently a mess, and she asked and received permission to clean it out so that it is not a safety hazard and so that we have better access to supplies and items that we actually use. Leanne mentioned that she had contacted the pool company and requested that they clean up the materials that they have strewn throughout the storage area.
- Welcome Gifts
  - As soon as Marie receives the complete list of newcomers to our neighborhood, she will send welcome gifts to them.
- Family Summer Pool Party:
  - As a result of some homeowners' suggestions from last year, it was decided that the pool party would include all family members (instead of it being an exclusively adult party).
  - Several dates were mentioned, but ultimately it was decided that we would poll the neighborhood to see which dates in July worked best for the most number of homeowners as well as which dates worked for the Scott Perkins' band. It was tentatively decided that the party would start at 5:00.

- The party will consist of a cookout by the pool, swimming, music, and a children's movie in the clubhouse.

**Treasurer (Scott):**

- A detailed treasurer's report was provided and will be posted with the minutes on the website.
- He noted that our electric and water bills have significantly increased this month, and he agreed to monitor this trend.
- Four residents have still not paid their dues. A letter will be sent to each of these homeowners that liens will be placed on these residences if the board receives no payment from these houses.

**Other**

- Ruth reported that the electronic tennis reservation system is glitchy, and she is looking into it.
- Susan brought up Wix.com and their solicitation of funds to update our current website. Since our primary methods of communication are through emails and Facebook, we felt an update was unnecessary at this time. However, it was decided that hard copies of our directory which is on our website will be distributed to each household for easier reference.

**Meeting Adjourned**

**Next meeting: July 12, 7:30, at the clubhouse**