

Austin Lake Homeowners Association

Monthly Meeting Minutes

May 7, 2019

Officers in Attendance:

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

- I. Call to Order
- II. Welcome
- III. Minutes from April 2019 Board meeting were approved (as amended)
- IV. Board Member Reports:

MISCELLANEOUS:

- The Board discussed amending the Declaration to institute a cap on the percentage of houses within the community that may be rented at any one time. A vote of the membership would be required to adopt this amendment to the Declaration.

CLUBHOUSE:

- Storage room was cleaned up.
- The Association owns a surplus of some items, including napkins and small water bottles.
- The Board discussed clubhouse rentals to date and several that are coming up.
- The Board discussed that homeowners may rent the parking lot for \$25 (without renting the clubhouse).
- Missy mentioned a scratch to the clubhouse floor. Leanne will check on the warranty.
- The Board took a vote and approved a \$400 expenditure to purchase replacement chairs to replace the white plastic chairs which are scratching the clubhouse floors.
- The Board will try to sell the existing chairs and the carpet squares at the neighborhood yard sale.

TREASURER:

- Letters went out to delinquent homeowners. Two homeowners paid their delinquent HOA fees in full, and one homeowner who underpaid has paid in full now. Two other homeowners have not paid at all, and two are underpaid still.
- **05/07/2019 account balances:**

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\$55,321.03 operating account
\$14,231.10 reserves
\$ 9,394.33 community development fund
\$78,946.46 total of all accounts

- The Board received a bill from IRS for 2018 taxes (\$122.39). Ruth will review and pay it.

GROUNDS AND MAINTENANCE:

- Leanne circulated a signup sheet for volunteers to assist with pool tidiness, umbrella closures, etc.
- Leanne will meet with Gibbs next week to talk about erosion control, French drains, etc. She will also discuss their plan to repair the damage they caused to the pool deck during heavy trimming/moving furniture.
- The Board discussed that retaining wall is falling apart and whether funds exist in the 2019 budget or whether the repair needs to wait until 2020.
- Dog poop stations will now be cleaned by a different youth resident.
- Leanne will try to order a Nest from Georgia Power.
- The Board discussed whether the Clubhouse HVAC is on a service plan.

ARCHITECTURE:

- A neighbor replaced the handrail and steps to their front door without seeking approval from the ACC. Steve asked that the newsletter remind people to get approval before making changes to their homes.
- Steve mentioned that the ACC has approved a request from a neighbor to paint their brick house.

SOCIAL:

- Tina reported that the ALHOA Directory has been updated to include children whose parents wished for them to be included.
- The Board discussed items to be included in the upcoming newsletter.
- Tina reported that the Easter Egg hunt went very well.
- Eva Margoles is interested in hosting an open house (date to be determined).

Next meeting board meeting will be Tuesday, June 4th at 7:00 pm

VI. Meeting adjourned.