

Austin Lake Homeowners Association

Monthly Meeting Minutes

April 11th, 2013

Officers Attending:

Wilson Pulgarin, President
Scott Perkins, Vice President
Janet Kost, Secretary
Charles Hunter, Treasurer

Committee Members Present:

Glenda Baker Grounds & Maintenance
Al Little, Lake Committee
April Winterscheidt, Social
Kerri Hunter, Architectural Chair

- I. Call to Order
- II. Welcome

Topic Discussed:

1. Discussed and approved final revisions to Special Meeting Notice.
2. Discussed delivery of Special Meeting Notices and proxies. April will email soft copies and Kerri will make copies and hand deliver hard copies notices to mailboxes. We assigned street captains to collect proxies. Glenda will get proxy's home owners whom do not reside in neighborhood. (Rentals) Team Captains will follow up next week with homeowners who haven't returned proxies.
3. Discussed the funding of the project and how it will be presented at the Special Meeting. Wilson and Charles went to bank and the bank will require with application, financials, corporate docs, minutes, tax returns. There is an application fee as well. It was decided we need a Good Faith Estimate so we will be prepared for possible questions that might come up at the meeting and have information regarding closing cost, etc. Wilson and Charles will return to the bank and attempt to get this.
4. A homeowner brought to the attention of the board that there was a beaver in the community lake and it may be causing damage to the lake and property. The Board members were not all in agreement on whether the beaver removal should be an association expense at this time. The grounds committee had All Pro come survey the lake and surrounding property. It confirmed a beaver, at the edge of one property owner's shoreline, but no damage to the lake. The BOD sought the advice of legal counsel whom advised the association had no liability for damage the beaver may cause to homeowner's personal property. However, it was her advice to notify neighborhood of the beaver and warn homeowner's to protect their property. The BOD took a vote on approving the beaver removal expense and it was declined by 4 to 3 vote.
5. Charles volunteered to notify Mr. Christ. A written notice will be distributed as well.
6. Meeting adjourned.

Action Items:

- A. Wilson & Charles
 - a. Go to bank with Charles to get Good Faith Estimate.
- B. Charles
 - a. Accompany Wilson to inquire about HOA line of credit.
 - b. Update BOD of proxy's received so Team Captains can collect remaining
- C. Grounds and Maintenance

- a. Monitor beaver activity
- D. Scott
 - a. Update PPT for Special Meeting and distribute to BOD.
- E. Janet
 - a. Update letters for Special Meeting Notice and Proxy and mail to Kerri
 - b. Create letter regarding beaver
 - c. Letter to Mr. Crist regarding beaver
 - d. Go to Secretary of State website and try to get Corp documents for loan app.
- F. April
 - a. Email Special meeting notices and proxies

Decisions Made:

1. Approved special meeting notice language
2. Declined beaver removal expense.

Next Meeting: May 2nd, 2013 at 7pm (reoccurring the first Thursday of every month)