

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

November 5, 2019

Officers in Attendance:

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

- I. Call to Order**
- II. Welcome**
- III. Minutes from October 2019 Board meeting were approved**
- IV. Board Member Reports:**

RESIDENT PARTICIPATION:

A resident addressed the Board concerning an ongoing complaint with her neighbor over a gazebo he recently added to his deck which she alleges blocks her view of the lake. The Board explained why it supported the ACC's unanimous decision that the gazebo does not violate neighborhood covenants.

MISC:

The ALHOA Annual Meeting was set for Tuesday, December 3rd at 7:00 pm. The Board discussed the notion of a visual presentation of the neighborhood, including improvements made in 2019. *[NOTE: The Board later decided to move the Annual Meeting to Monday, December 9th to avoid creating a conflict with the Smyrna Christmas Tree lighting ceremony.]*

TREASURER:

Current Account Balances:	
Operating:	\$35,970.71
Community Development Fund:	\$ 9,394.81
Reserve Fund:	<u>\$14,231.82</u>
	\$59,597.34

- The Board engaged in lengthy discussions concerning the 2020 proposed budget, including expenses for specific line items to be included therein and reserve contributions.

CLUBHOUSE:

- Missy reported that no clubhouse rentals are scheduled until December.

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GROUNDS AND MAINTENANCE:

- Neighbors have complained about beaver damage to trees along the lake walkway. Aquascapes monitors beaver activity. A volunteer has offered to relocate beavers from the lake.
- Street lights have been changed to LED bulbs.
- Georgia Landscape installed new fall flowers at the neighborhood entrance. Leanne is excited about the change to the new landscaping company. This company also handles Vinings Glenn neighborhood landscaping, which is generally attractive.
- Leanne discussed the list of needed maintenance items for 2020, including new water run-off drains, pressure washing of tennis courts, clubhouse bathroom remodel, mulch at lake walkway, pine straw in common areas, stairwell painting and brick limewash/whitewash of exterior columns under the clubhouse.
- Steve asked to have exterior wood trim added above the clubhouse windows. Leanne will request a quote.
- Leanne will get a quote for replacing the pool pump.
- Leanne received a quote of \$450 to pressure wash the brick at the neighborhood entrance. The Board discussed limewashing the entrance columns.

ARCHITECTURE:

- The ACC published a Facebook comment to remind owners not to post political signs in their yards near the street.

SOCIAL:

- The Progressive Dinner is set for Saturday, December 7th. Some neighbors have volunteered to serve as hosts. Tina is in the process of gathering quotes for food providers. Evites will go out soon. Ruth will check the master list of attendees against the people who pay the participation fee.
- Steve Stoichev spoke about ideas he has for next year's social agenda.

V. The next meeting will be December 3, 2019 at 7:00 pm. [NOTE: Later moved to December 9, 2019 at 7:00 pm.]

VI. Meeting adjourned.

ALHOA Grounds and Maintenance Items for 2020

- 1) Signature Tennis Pressure Wash in Jan/Feb: \$1,600
- 2) Teo's Landscape Installing 3 drains: \$2,200
- 3) Georgia Landscape: \$10,774.34
- 4) Seasonal Flowers installed by GA Landscape: \$2,262
- 5) Mulch Install at Lake by Georgia Landscape \$559.60 (1x per year)
- 6) Warm Season Aeration \$455 (1x per year)
- 7) Irrigation Maintenance Package \$525
- 8) Bathroom Vanities: \$1200
- 9) Bathroom Partitions \$2100
- 10) Bathroom Tile Labor and Materials \$6000
- 11) Bathroom Painting - \$4,840
- 12) Pine straw Install: \$4,656
- 13) Lake Maintenance- \$2,500
- 14) HVAC- \$180/year
- 15) Pest Control- same as this year