

Austin Lake Annual Homeowners Meeting | 2015

December 13, 2015

Welcome and Call to Order by HOA President Wilson Pulgarin

2014 Annual Meeting Minutes read by Secretary Matt Callaway – Unanimously Approved

Vice President Dave Hanlan established a Quorum: 16 homes represented, 45 proxies = 61 total

Wilson recapped the year, noted a lot of focus was on landscaping. Gibbs was brought back as contractor and is doing a better job this year overall. No major expenses beyond replacing HVAC anticipated for next year.

Noted ongoing issue with HVAC unit: For a couple of years, money has been budgeted to replace the HVAC unit in the clubhouse. It has been repaired several times, and may need to be replaced in 2016 if further repairs are not sufficient.

The lake is in good shape but the drainage dam area may need to be cleaned up.

Tennis courts were rebuilt and look great. It was noted that electrical conduit was laid underneath the courts for future lights if the community so desires. Wilson noted lighted courts would allow for ALTA teams to play here. There are no plans to add lights at this time, the idea was simply floated for a potential future project.

Wilson asked for questions:

- A member noted he has reservations about lighting courts due to other activities that could occur at night...acknowledged it was too early for detailed discussion, but he wanted to note his reservations. Members replied that rules and regulations would be put into place if lights were added in the future.
- A member noted that she took issue with charging for the use of the clubhouse. She doesn't understand the rationale about charging for the use of common properties. If we charge for the clubhouse, who is to say that other amenities won't be subject to usage fees in the future? (This discussion continued during the budget review later in the meeting.)

Social report: Leah reported that the progressive dinner had 50 people this year.

Lacy Kelly's work as Social Chair for the first half of the year was noted and appreciated. Lea's ability to step in mid-year and take on responsibilities was also appreciated.

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Broadly, we need more volunteers for community events. A lot of activities (eg. Halloween) are well attended but few people choose to volunteer to help. There is a Christmas party for the kids next weekend.

Treasurer report: Charles reviewed that roughly half the current year's budgeted categories came in under budget and half over budget, but overall we are ending the year under budget with the excess going to reserves.

For 2016, the landscaping budget will be a little higher due to front entrance project this year's board has recommended.

Charles noted the tennis courts were paid for 50% upon completion of the project with 25% due in '16 and 25% in '17.

After December expenses approx. \$14,300 will be the checking balance at year-end that will go into reserves. Charles noted that due to the tennis court payments, reserve balances will not increase as quickly as in the past for the next two years.

Charles presented a proposed 2016 budget. A discussion occurred regarding charging a fee for clubhouse rental. While the fee is nominal, some were concerned it sets a precedent for charging for other amenities. Others noted that while immaterial to the budget, a rental fee provides a form of assurance for a homeowner to have exclusive use of the clubhouse for a defined time. It was noted that the Board may consider changing the fee structure at any time.

A motion was made and seconded to vote on the 2016 proposed budget.

16 Members present: 16 Yes, 0 No

2 Proxies held by Members present: 2 Yes, 0 No

42 Proxies held by Board: 42 Yes, 0 No

2016 Budget passed unanimously 60 to 0.

The 2016 Board Nominees were presented as proposed by the Nominating Committee

- President: Jim Kost
- Vice President: Arenetha (Nita) Phillips
- Secretary: Susan Smith
- Treasurer: Matt Callaway
- Grounds and Maintenance: Glenn Layfield

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- Architectural: Paul Young
- Social: Lea Garvey

Nominees were requested from the floor. No nominees were presented for the above positions.

A member from the floor nominated Kamala Rimmey to Chair the Nominating Committee. She was already the selection of this year's nominating committee but her name was accidentally left off the announced slate of candidates.

A motion was made and seconded to vote on the 2016 slate of nominees.

16 Members present: 16 Yes, 0 No

2 Proxies held by Members present: 2 Yes, 0 No

42 Proxies held by Board: 42 Yes, 0 No

2016 Board members and Nominating Committee Chairperson passed unanimously 60 to 0.

Ylonne (outgoing Nominating Committee chair) noted it was very hard to find Board volunteers for '16 and thanked the incoming board for offering their time.

Incoming President Jim Kost offered comments on plans for the upcoming year, noting that landscaping the front entry area would be a goal early in 2016. Wilson noted that work would likely be needed in the near future to address some cracking in the pool deck area.

Wilson asked for any other questions.

A member asked if there was a lifeguard at the pool. It was noted pool size and depth does not require one, but it may be helpful for enforcing other rules. (i.e. swim diapers) Counterpoint was that hiring a lifeguard may open us up to new insurance demands, and/or rules or restrictions that come with having a pool that is guarded.

A member noted that the mailboxes are in disrepair and said it would be great to get uniformity...asked how can we do it?

A member noted the amount of activity around the clubhouse particularly late at night is rampant and higher than most probably assume, with non-residents using the parking lot quite a bit. She noted a need for more lighting around the Clubhouse and parking lot. Board in '16 will make lighting the area a priority.

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Wilson said he was willing to keep his “answering service” number posted for pool emergencies.

A member noted the influx of younger families with small children in the last few years and the need for everyone to watch their speed when driving through the neighborhood.

No further questions or comments.

Meeting was adjourned.