

Austin Lake Homeowners Association Monthly Meeting Minutes

June 4, 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 May 2019 Board meeting were approved

IV. Board Member Reports:

TREASURER:

- Two houses remain on an assessment payment plan and two houses have not paid 2019 assessments at all. The Association will prepare liens to record against the two houses who have not paid at all.
- As of 6/4/19, the ALHOA account balances are:
 - \$56,116.38 operating
 - \$14,231.22 reserves
 - \$9,394.41 community development fund
- The pool service invoice has accumulated for several months. The invoice has now been paid in full, but the amount is not deducted from the bank balance reflected above.
- The cost of new folding chairs for the clubhouse (\$485) will be paid as a clubhouse maintenance line item.
- The Board discussed that the Association needs to file an income tax return to, among other things, report the income received for initiation fees (\$750 per sale).

GROUNDS AND MAINTENANCE:

- A timer is now set so that the pool pump and salt cell will only run during the day.
- Two weeks ago, a fuse blew and had to be replaced by the pool company. The trip charge expense was minimal.
- A few days before Memorial Day weekend, the pool's salt cell had to be replaced. The cost was \$2,600.

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- The Board discussed the need for a quote to replace one missing tile on edge of pool. Several neighbors complained about cuts on children's feet. Leanne called the pool company to inspect the pool for glass and rough edges, but the pool company couldn't find the source of the injuries. The rough edge caused by the missing tile is not likely the source of the cuts, but the tile should be repaired in any event.
- Susan and Colin Hendry replaced the lightbulbs in the clubhouse bathrooms.
- The tennis courts will be pressured washed next week.
- The Board obtained quotes for replacement of the retaining wall: \$3,100 for stone or \$2,800 for wood. The Board voted 6 to 1 to approve the \$3,100 expenditure for the stone retaining wall.
- The Nest thermostat has been purchased and will be paid through the community development fund. It should be delivered next week.
- Steve reported that a tree from a lakefront lot outside of Austin Lake fell into the lake. An Austin Lake homeowner requested that a letter be sent to the owner of the tree in the adjacent neighborhood to require that the tree be removed from the lake.
- Steve reported that an owner of a home in the Lake Laurel neighborhood said their community does not dredge its lake but instead performs some sort of routine maintenance to avoid dredging. He suggested we could investigate this in hopes of avoiding future dredging expenses.
- Leanne reported that the pool volunteer sign-up schedule is nearly fully-booked for this summer.
- The Board obtained three HVAC service agreement quotes:
 - \$158 twice a year inspection (Coolray);
 - \$360 six times a year (Ruth's brother who is in the HVAC business);
 - \$180 twice a year (Bartlett);The Board voted to engage Bartlett.
- Gibbs will fill in the abandoned well in the front yard of the Clubhouse well with graphite, sand and gravel. There will be no charge for this service. Leanne walked the common area property with Gibbs and requested quotes for juniper/ground cover to prevent erosion in two zones. Gibbs has also been asked to trim the trees over the tennis courts and update the planting beds at the entrance to the neighborhood with summer flowers.
- The Board discussed implementation of a Paypal system through which residents can make monetary donations toward landscaping improvements.
- The Board discussed that we should expect the water bill to be higher for a few months now that the irrigation system is running more frequently.

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- Leanne called Floor and Décor to ask about the warranty on the clubhouse floor. Floor and Décor said the flooring has been discontinued, and we should call the manufacturer about the scratch we believe should be covered by warranty.

ARCHITECTURE:

- A neighbor requested ACC approval to stamp his concrete driveway; two of the three members of the ACC approved the request.

SOCIAL:

- Tina reported that she circulated the quarterly edition of the Austin Lake Newsletter on May 17th.
- The Social Committee plans to distribute Welcome Baskets to 3 new neighbors.
- A pool party is tentatively scheduled for Saturday July 20th from 3:00 -8:00 pm. Further details will be circulated at a later date.
- Eva Margolies hosted a well-attended happy hour at her home. Everyone had fun, and the Board appreciates her efforts.

Next meeting board meeting will be Monday, July 8th at 7:00 pm

VI. Meeting adjourned.