

Austin Lake Homeowners Association Monthly Meeting Minutes

March 5, 2019

Officers in Attendance:

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

Board Members Not in Attendance:

Vice President: Missy Baisden

- I. Call to Order
- II. Welcome
- III. Minutes from February 2019 Board meeting were reviewed and approved with modification (as to pine straw description)

IV. Board Member Reports:

MISCELLANEOUS:

- Juan (painter of the clubhouse) offered to paint mailboxes for residents for \$35 each.
- Susan will contact pest control company to determine if they are treating the clubhouse for insects other than termites. The Association received a renewal invoice for this service, which is confusing because the company initially said our business with them was limited to termite treatment.

CLUBHOUSE:

- Upcoming clubhouse rentals: one in February, one in May and one in June.

TREASURER'S REPORT:

- Five homes have not paid 2019 dues. Three additional homes paid less than the total amount due. Ruth will send letters to people who have not paid.
- Funds will be moved from reserves to pay for painting expenses as anticipated in the 2019 budget.
- Ruth discovered that the Housekeeper for the clubhouse had been underpaid by \$830. The Board moved to compensate her for the missing payments. Now the payment is on auto pay, and the housekeeper will come on Fridays twice a month during pool season (starting in May) and once a month outside of pool season.

GROUND AND MAINTENANCE:

- The clubhouse painter repaired spindles and rotted wood in advance of the painting. The Board approved a medium tone of gray (SW Summit Gray). He can begin painting the siding as soon as the boards dry out.

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- Leanne suggests rolling a new coat of paint on the pool deck to cover rust spots and pool furniture and gate gouges. There is one can of last year's paint remaining.
- Leanne explained that AquaScape inspects the lake and dam once a month and takes water samples to determine the health of the lake and dam.
- Susan purchased additional dining table chairs for \$3.33 each and painted them to match the refurbished clubhouse table and chairs. The Board is very appreciative of her efforts, and the chairs look great.
- Leanne will purchase a porch swing on Amazon to replace broken swing which was removed last year. This expenditure was anticipated in the 2019 budget.
- Leanne will get quotes for mulch for the lake walkway.
- Leanne continues to price shop for the best deal on quality pool furniture. She wants to have the new furniture in place for pool opening in May. This expenditure was anticipated in the 2019 budget.

ARCHITECTURE:

- Steve reported that some neighbors file their architecture approval requests AFTER beginning their projects and sometimes even after completion of the work. The Board asked that the next addition of the newsletter will remind people to seek approval **before** beginning new projects.
- Steve reiterated that people should speak with their neighbors on either side before initiating architectural change. The Board discussed adding a requirement to the Architectural application to evidence written neighbor notification of architectural change requests.

SOCIAL:

- The Board appreciated Tina's newsletter and thought it was a great way to communicate with the neighborhood. The next edition is planned for May.
- The social event planned for this quarter is a neighborhood dinner outing on March 9th at Mambo Italian Street Food on Powers Ferry Rd. Fourteen people have indicated they will attend, and seven others say they may go.
- A children's Easter event is planned for April 13th.
- A children's fishing tournament is planned for Spring.

V. Next meeting board meeting will be Monday, April 8 at 7:00 pm (due to Cobb Co. Spring Break on April 2nd)

VI. Meeting adjourned.