

Austin Lake Homeowners Association

Monthly Meeting Minutes

May 2nd, 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
- III. Approved ALHOA BOD Meeting Minutes

Topic Discussed:

1. Lake Dredging Update: Al notified River Sand the motion to proceed was passed. Assigned Scott Perkins as the point of contact for River Sand. Discussed desired payment schedule (25% upon start, 25% after sediment removed, 25% after cleanup, 25% after restoration of property. We will get quote from Aquascape to measure sediment before and after. We will send the River Sand contract to Jamie for review/revisions. Will also get Jamie to draft agreements for Tarasoff's and Darrow. In addition, we will get permission to dredge from anyone with lake owned property in the sediment area.
2. Reviewed and approved for accuracy the Special Meeting Minutes from 04/28/2013
3. The GA Property Owners Association Act was discussed with legal counsel prior to BOD meeting. The association has not adopted this act, therefore it is not applicable. We feel comfortable moving forward with the project. It is the board's position that the small percent of personal property that will be dredged is a good tradeoff, since the homeowners are allowing us access to the lake via their property. Otherwise we would not be able to proceed with the project.
4. Discussed the issue of the aging Capital Expense Analysis and the probability that dues will need to be increased to keep enough money in reserves for related expenses. It was decided this is a topic for the annual meeting.
5. Discussed the method to notify all homeowners that the dredging project was approved. We decided we will send an email and post on website. In addition the Capital Analysis, sediment studies, and proposed schedule will be posted to the website for homeowners review. Discussed notifying homeowners of heavy equipment and trucks in the neighborhood during the project. The proposed start date for the project is July 8th, 2013.
6. Operating Expense Update: Statement of Operating Expense was reviewed. Board member requested that Charles bring more detailed information regarding expenses (registers) to next meeting. In addition we discussed excess monies in capital projects. It was decided to leave the funds there for now and discuss in June. The line of credit progress was discussed, it looks like Community Bank of the South will be the choice of the line of credit. Wilson and Charles will continue to work with them.
7. There are two homeowners with delinquent dues. Charles will send another letter to homeowners and then proceed with liens if no response in said time.

8. Homeowner in neighborhood has dispute and filing a complaint with City of Smyrna regarding another homeowner and the condition of her property. The homeowner is requesting the Board sign a letter in regards to this dispute. The BOD discussed and we take the position to stay neutral in these types of disputes.
9. Discussed the covenant violations and how they should be handled. Wilson and Kerri will discuss this and a draft letter will be emailed and approved. Discussed incentives to have homeowner refresh properties, yard of month, possible a tour of homes later in the year.
10. Distribution of homeowner directory was discussed. We were advised not to publish this by legal counsel. We would need every homeowner's approval to publish .
11. Social Calendar. It was suggested we limit social activities this year due to the large amount of monies that will be needed for the dredging project. We will try to do some self-funded events, i.e. cocktail nights-BYOB, House bands, etc.
12. Pool Update: Pool is open on time. Need to replace a missing tile, hang mirrors in bathrooms, and hang fire extinguisher and check downspouts on back of clubhouse.
13. Portico wants to put fence on property ARC Chair will approve a metal fence matching that on N Cooper Lake.
14. Meeting adjourned

Action Items:

- A. Wilson
 - a. Follow up with Community bank.
 - b. Discuss covenant violations with Kerri
 - c. Check down spouts
- B. Charles
 - a. Letters to delinquent homeowners
- C. Scott
 - a. Get Lake Dredging contract to Jamie and get agreements drafted for property owners.
 - b. Get outline of lake project to April for website
- D. Janet
 - a. Update Special Meeting Minutes and post to website.
- E. April
 - a. Post lake dredging materials to website
- F. Kerri
 - a. Discuss covenant violations with Wilson
- G. Glennnda
 - a. Follow up on lake signage
 - b. Get tile on pool fixed
- H. Al
 - a. Get quotes from Aquascape for measuring sediment

Decisions Made:

1. Scott will be point of contact for Jamie and River Sand

Next Meeting: June 6th, 2013 at 7pm (reoccurring the first Thursday of every month)

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