

Austin Lake Homeowners Association Monthly Meeting Minutes

August 8, 2014

Officers Attending:

Wilson Pulgarin, President
Charles Hunter, Treasurer
Lea Garvy, Social Chair
Erin Callaway, Secretary

Guest Attendees: Jimmy – Championship Landscaping
Robert Williams-2219 Austin Lake

- I. Call to Order
- II. Welcome
- III. Approved minutes from July meeting.

IV. Topic Discussed

1. Met with Jimmy for landscaping update. Quote sent for pine straw – 100 bale quote and 75 bale quote. Jimmy's advice considering our budget concerns is to wait until after leaves fall before pine straw application. Discussed sprinkler system. Need one line capped where Bermuda is being double-watered in one section. He fixed broken rotors in previous month. Discussed rain gauges not working properly with the hard rain/storms we've been receiving. Need to trim canopy of trees next to clubhouse, on N Cooper Lake side. Finding a lot of beer cans and other trash all around the clubhouse and property. Every week, consistently. Need some security cameras, lights, etc. to deter. Dead rose bush needs replacing. Recommending a hard cut back of shrubbery during the winter.

2. Robert Williams joined us to discuss tennis courts. Wilson has 3 quotes.

Quote 1 - SouthEastern Tennis Courts. Filling in cracks, latex coating, 2 coats of paint, lines. \$5,250. Quote 2 years old, but it is still good – he did not want to come see courts. We were told by company we contracted last year (Talbot Tennis) that cracks were now too large for this same treatment after the cold winter.

Quote 2 - \$6,900 from Andy Meek Tennis Courts for same treatment, but also specified that they will dig out the roots in the bad areas.

Quote 3 - Georgia SealCoating for \$7,500. Same treatment, no talk of roots.

All 3 companies said this would only work for 3 to 5 years. Courts were resurfaced 5 or 6 years ago we think. Robert will follow up with further research. We want to make a decision and be first on the schedule for spring work.

3. Grounds and maintenance. Plumbing was repaired and paid for. Wilson will get someone to HVAC serviced.

4. Treasury: \$635.50 charged from lawyer to help us figure out what we can do with covenants and instilling more rules. Well under budget for year. Pool charge this month for algae treatment. Pool expenses getting close to budget. Contract - \$559/month including cleaning bathrooms. Need to figure out what we're paying in the winter.

5. Discussed progressive dinner first of December. Lea is putting together list of homes/people willing to host. Plenty of money left in social budget.

6. Discussed info from Jamie, lawyer. She said we do not have to amend covenants or bylaws to have standards, rules, and regulations about the lots, homes, or recreation areas. There is a provision in the original covenants. The board can pass rules. Need to do it in writing. Went through sample guidelines Jamie provided, editing to fit our needs. Charles will work them up and have for the next meeting. Will e-mail board members between this meeting and next to further refine if/where needed.

7. Unanimous approval to not renew line of credit. Line of credit is now closed.

8. Computer guy sent a bill for website work. Calendar now works. Erin will update.

9. Social – Lea has business cards. Clubhouse rental for Aug 24. Garage sale scheduled for September 20. 4 signs put out. Will be posted in local free ads. Progressive dinner scheduled for December 6. Will do group dinner out at Meza Luna's patio being constructed - most likely in October.

Note will go out in mailboxes asking for email addresses for neighborhood distribution, also informing residents of Facebook page and progressive dinner. Cocktails, appetizers, entrée, desert. Need 8 homes for 4 courses. Block party for Halloween possibly October 25 3:00 with bounce house.

10. Voted unanimously to approve nominating committee of Yvonne S, Howard Smith, and Charles Hunter.

11. Next meeting Tuesday September 2, 7:00pm. Meeting adjourned.