

Austin Lake Homeowners Association

Monthly Meeting Minutes

April 11, 2016

Officers in Attendance:

President: Jim Kost

Vice President: Arenetha (Nita) Phillips

Secretary: Susan Smith

Treasurer: Matt Callaway

Grounds: Glenn Mayfield

Architecture: Paul Young

Social: Lea Garvey

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

IV. Topics Discussed

1. Treasurer's Report

- a. Matt reported that almost all have paid their homeowners' dues. To date, **1** has not fulfilled this obligation in full.
- b. The pool contract was due to expire March 15, and we have renewed it, with the same price for the next three years which includes cleaning the downstairs clubhouse rooms and a weekly inspection. The pool will be open May 1st. The pool company number is posted on the gates.
- c. Gibbs Landscaping was contacted about the falling pine tree, and they did cut the tree, charging us 500 dollars for this tree, a fee that we did not commit to and which we expected to be included in their maintenance contract. Jim reported that we offered them 250, but they did not respond.
- d. Matt reported that another tennis court payment has been made. He moved that we purchase new benches for the tennis courts. Motion was approved to purchase these from Costco.
- e. Matt received an estimate for court lights from several lighting companies that were around \$15,000 installed.
- f. Discussion about purchasing trees to provide a barrier for tennis courts. No decision was made.
- g. Discussion about proposing a \$150 assessment for lighting tennis courts. No decision was made.
- h. Discussion about building a baby pool and upgrading existing pool. No action taken.

2. Grounds and Maintenance

- a. Glenn made the motion that we put up one sign warning motorists that cars will be towed if parked at clubhouse overnight. Lea seconded the motion. The motion was approved.
- b. Glenn made the motion that we buy the regular streetlight at the cost of 65 dollars a month to be placed along the path in front of the clubhouse for added security. Jim seconded it, and the motion was approved.
- c. Glenn and Matt made the motion that we purchase 3 security cameras, total cost less than 2000 dollars which includes installation with the understanding that at least 1 more camera will be purchased next year. Vote was deferred until next meeting.

3. Architecture

- a. Paul announced that an architecture committee has been formed: Eva Margolies, Jana Kicklighter, Gail Sickling. If there is a tie, Paul agreed to abstain. The committee will meet this Thursday.
- b. A written report was submitted to the board listing activity and concerns of committee.
- c. Letters notifying homeowners that are in violation of covenants were sent out.
- d. Paul submitted a proposed text for Sec 3.8 of the General Landscaping Maintenance Practices document that adds specificity and clarity to existing text. No decision has been made until we determine its legality.
- e. A March newsletter was sent out via email and was also posted on the Associations website with news about activities and other relevant concerns. An April newsletter will come out this week.
- f. Website changes about design and layout were discussed. Cost to update is \$545 upfront and 195 a year. Paul made motion to accept proposal from Frank Rockozy; Jim seconded; motion was approved.
- g. Website was updated to reflect current contact info of board and committee members.
- h. Paul communicated that a complaint was expressed that the clubhouse lacks handicap access for bathrooms. Complaint was discussed and will be looked into.
- i. Paul moved that our association attorney be contacted as to the removal of trees that are down in the lake to determine if Georgia law prevents homeowners from removing these trees from a designated buffer zone, as well as to get clarification about amending the text of the General Landscaping document and the handicap access of the clubhouse restrooms. Lea seconded. Motion was approved.

4. Social

- a. About 30 individuals attended Easter Party. Lea reported that it was a great success.
- b. In March there were 2 rentals; in April, 1 rentals, and in May, 4 rentals of the clubhouse.
- c. Sunday, May 15, at 3:00 is the date of the pool opening party.

Next Meeting—Tuesday, May 3, 2016

Meeting Adjourned.