

2021 ANNUAL MEETING OF THE AUSTIN LAKE HOMEOWNERS' ASSOCIATION

December 12, 2021

Board Members present: Chris Foss, Josh Keller, Ruth Zimmerman, Estee Lassiter, Gail Sickling

Proxies:	Bartlett, Hal	3204 Whiteoak
	Kicklighter, Jana	6221 Traymore
	Lillie, Thom	6218 Traymore
	Hampel, Terry	4212 Terrace
	Layfield, Kelly	6214 Traymore
	Little, Charles (Al)	2232 ALD
	Hanlan, David	5204 Cardinal
	Tarasoff, Ronald	2238 ALD
	Eichorn, Carlos	3202 Whiteoak
	Leonard, Barbara	2231 ALD
	Khana, B	2242 ALD
	Payne, Susie	2244 ALD
	Hendry, Frances	3209 Whiteoak
	Allen, Leanne	5205 Cardinal
	Young, Paul	6215 Traymore
	Orquia, Karen	7203 ALCircle
	Felt, Brian	2209 ALD
	McKay, Dante	3625 N. Cooper Lake
	Jardine, Glenn	2201 ALD

Residents present via Zoom:

Jim Kost
Kerry Hunter
Scott Southerland
Scott Silverstein
Sam Ringgold
Camille Walker
Matt Gerard
Ryan Flanagan
Susan Smith
Julian Anugom
Steve Stoichev
Matt Helmrath
Eva Margolies
Pete Smith
Haren Jangla
Scott Perkins
Dave/Crystal Wilson
Keith Olmert

Brandon Nunley/Chris Mount

Lorraine Sembra

Kamala Rimmey

Doug Hoffman

Susan Roberts

Michael Chasteen

Franklin DuBose

Michele McIntosh

(Names of residents are listed here because the meeting was held via Zoom and they could not sign in.)

A quorum was established.

The meeting was called to order at 5:02 pm.

The 2020 Annual Meeting minutes were read. There was a motion to approve, seconded and voted unanimously.

In the absence of Leanne Allen, Josh Keller presented the Grounds and Maintenance report as follows:

- completion of clubhouse countertops, new faucet, and updated plumbing
- pressure washed the pool deck
- dead tree on N. Cooper Lake removed, limb trimming of the trees along Austin Lake Drive
- new salt cell installed in pool pump
- received 10/15 new pool keys
- new pool furniture was donated by Tripp Baisden from the Windy Hill Athletic Club
- a note that umbrellas were not replaced

The new projects for 2022 were listed as follows:

- 6 new pool umbrellas
- installation of french drain in the playground and pool area
- pressure wash pool deck

A resident suggested that the clubhouse roof be cleaned.

In regard to the condition of the lake, Josh noted that Paul Young has cleared much of the overgrowth at the dam and has met with an aqua engineer from City to examine the silt running into lake from sources upstream. Paul also requested the Lake professionals come out and recommend whether to lower lake level. Austin Lake has received clearance from the City in regard to zoning approval to clear trees or build a gazebo, or floating dock. Aquascapes is sending a proposal mapping the bottom of the lake.

Resident asked about the trash in the lake. Paul reported that the lake doesn't have the flow of water to take the trash out through the spillway. He is working with the City to prevent seepage from violators upstream. After a preliminary meeting, he was advised that the organic matter is

from leaves on the bottom. If the lake had more oxygen, the sediment will settle. It was suggested that a fountain be installed to provide more oxygenation.

It was suggested that a lake committee be formed to assist Paul with addressing these issues. This committee would report to Grounds and Maintenance. Motion was presented seconded and approved.

SOCIAL - In the absence of Sarah Tobin, Chris reported that social activities this year were still hampered by covid restrictions. We did have a successful Halloween parade and Scott Perkins band party with the King of Pops food truck.

CAPITAL RESERVE STUDY:

Chris reported that the updated reserve study from Ray Engineering is on the website. (www.austinlakesmyrna.com)

According to Ray's Engineering, the reserve account currently is underfunded and they suggested that the dues be raised \$200 a year in order to significantly increase this account in order to fund the expected capital expenses in the future.

Resident suggested instead to have a special assessment for \$200. The Covenants state that special assessments are incurred only in extreme circumstances when the reserve account is depleted.

As a point of comparison, Chris mentioned Leanne's report of similar neighborhoods in the area:

Maple Shade - \$1250
Logans Walk - \$850
Tackett Farms - \$750
King Valley \$650
Bentley Park \$685

The \$200 increase will go exclusively to the reserve fund. It was clarified that the operating budget (landscaping maintenance, pool maintenance, etc.) work from operating funds, not reserves fund. The reserves are earmarked for capital projects.

The Board encouraged everyone to review the Capital Reserve Study posted on the Austin Lake website. (www.austinlakesmyrna.com)

TREASURER: Ruth reported the following balances as of 12/12/21:

Operating Account	\$33,859
Community Development Acct	\$13,721
Reserve Account	\$36,557
Total	\$84,138

Ruth reported the following expenditures:
Renovation of clubhouse \$5552 (\$2552 over budget)
Capital reserve study \$1650 (\$1350 under budget)
Tree removal \$1350 (\$650 under budget)

Power wash \$600 (\$2400 under budget)

\$3000 was not spent on the 3 french drains.
\$31,334 will be contributed to the reserve account.

Ruth reported that the insurance limits for the community were raised for the first time in many years so that the clubhouse, pool and liability exposure remains current.

Resident inquired whether telephone bill could be suspended when pool isn't open. Because of clubhouse rentals, it is necessary to have a land line for emergency purposes.

One resident proposed increasing dues by \$50...
Another resident proposed one time fee \$400 and raise dues the \$100.

Chris asked for a motion to approve budget as presented, which was seconded. Residents present on the Zoom call voted via group chat. With the proxies, board members and "group chat" votes there were 34 yes and 13 nay. The budget, with the \$200 dues increase, passed.

NOMINATING COMMITTEE:

A motion was raised to approve the Board slate as presented; seconded; and voted to approve. There were no names nominated from the floor.

President - Chris Foss
Vice-President - Josh Keller
Secretary - Susan Smith
Treasurer - Scott Silverstein
Grounds - Leanne Allen
Architectural - Ryan Flanagan
Social - Ruth Zimmerman
Nominating Chair - Marc Seal

Having no further business, the meeting was adjourned at 7:16 pm.

Respectfully submitted by Gail Sickling