

Austin Lake Homeowners Association
Monthly Meeting Minutes

July 11, 2016

Officers in Attendance:

Vice President: Arenetha (Nita) Phillips

Treasurer: Matt Callaway

Grounds: Glenn Mayfield

Architecture: Paul Young

Social: Lea Garvey

Absent: Jim Kost, President

I. Call to Order

II. Welcome

III. Review minutes from June meeting – approved

IV. Treasurer's Report

- a. Under budget about 3,000 dollars so far this year
- b. Capital Reserves are now expected to increase more than the \$8200 previously budgeted unless there are major expenses regarding capital projects
- c. Interest in creating a pool exploratory committee to involve more members as we explore financial and design options for improving the pool area.
- d. Activity regarding sales of houses— board agreed that an enhanced pool would help sales and property values.

V. Grounds & Maintenance

- a. Estimates received on improving the “look” of entry area landscaping, and a final decision can be made next month and begin planting in the fall. Glenn shared Gibbs’ proposal for front and side areas along the entrance. Proposal was accepted contingent upon guarantee of plants’ survival for a reasonable time. Planting would not start until fall.
- b. Lea has sold around 30 pool keys, and Glenn will order 30 more keys for pool area and will be sold at 16 dollars apiece, 1 dollar more to cover shipping costs.
- c. The new street light seems to have reduced unwelcome traffic to the pool area.
- d. Glenn working to enable pool area will have wi-fi.
- e. Board members will take care of the fallen tree at the front of the subdivision.
- f. Matt reported that sign “No Lifeguard on Duty” at the pool is now missing.
- g. Glenn raised the question as to whether we need another camera at the front of the subdivision.

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- h. Beaver activity has been found at the lake.
- i. Lea placed No Trespassing signs at the pool (15 dollars apiece).
- j. We are down to two umbrellas at the pool. But we have some older wooden ones that might be used.
- k. It was reported that seven or eight neighbors shot off fireworks July 4th, but did not clean up afterwards. Matt picked up 7 or 8 bags of trash, and encouraged neighbors to clean up after themselves.

VI. Architecture

- a. Lots of home improvements underway. Residents are responding well to infraction letters. A couple of situations may require a follow up letter from the Board.
- b. Speeding is a big concern. This will be highlighted in the Newsletter. Several neighbors have expressed concern.
- c. Paul provided the board with a draft of the upcoming newspaper, and Matt asked that information about forming a pool committee be included. Also mention of the neighborhood directory will be added.
- d. Discussion continued on allowing potential buyer to have lake access.

VII. Social

- a. A neighborhood directory will be established.
- b. There will a get-together in August.
- c. It was proposed that we give welcome baskets to new residents.

VIII. Next meeting Tuesday August 2, Meeting Adjourned