

September 4, 2018

Board Members in Attendance:

President:	Ashley Robison
Vice President:	Susan Smith
Secretary:	Kelly Layfield
Architecture:	Estee Lassiter
Grounds:	Leanne Allen
Social:	Missy Baisden
Treasurer:	Joe White

I. Call to Order

II. Welcome

III. Review and approval of Minutes from August meeting

IV. Board Member Reports

A. Social:

1. The Summer Pool party was a great success. Approximately 50 neighbors attended.
2. Tennis social may be planned for fall, perhaps in early October.
3. The Board discussed the number of new neighbors who have moved in recently.

B. Treasury:

1. All dues and late fees are now paid.
2. A discussion occurred regarding collection of the initiation and closing fees which were adopted in a prior year.
3. Joe presented the year-to-date budget and confirmed that expenditures in all categories are in line.
4. The Board discussed additional financial information requested from a homeowner who is auditing the records. The Board will notify the homeowner to complete his review by October 1st.

C. Architecture:

1. Three violation notices were sent last month. Most of those homeowners have addressed the concerns. One homeowner's matters are still being considered.

D. Grounds and Maintenance:

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1. The Board approved pickle ball striping on one court for \$350, assuming the vendor will stripe only the far court. This amends the prior vote to stripe both courts (\$700). The Board didn't fully understand the prior proposal it approved.
2. Leanne left two voicemails for the City of Smyrna to ask that they cut back trees around certain street lights.
3. The Grace Meadows homeowner who wishes to cut trees behind the Austin Lake tennis courts has not yet cut the trees.
4. Leanne will ask the City to haul away the abandoned boat near the lake.
5. Leanne obtained quotes for painting and pressure washing the clubhouse. No substantial maintenance has occurred since 2006. The Board discussed how to fund the maintenance.
6. The Board voted and approved a motion to move forward with interior painting and flooring up to \$3,500.
7. Leanne obtained a quote for new flooring - \$2,000 for materials (no labor). Per the 2008 reserve study, carpet replacement was proposed in 2006, 2011 and 2016, but the improvement never happened. *[Revision: Susan determined clubhouse carpet was replaced in 2013.]*
8. Leanne proposed ordering a changing table for the clubhouse bathroom. The Board approved the \$200 expense.
9. Leanne received quotes for new solid surface countertops, new sink and cabinet refacing.
10. Leanne presented visuals of community pool furniture for future consideration: \$9,529 for 5 tables with 20 poly resin chairs with a 15 year warranty. The matching loungers are \$500 each.
11. Leanne reported a crack in the spillway noted in last month's lake report. She expects a quote for repair soon. It may be substantial because the crack is actually in the lake.
12. The Board discussed the future purchase of a nice residential grade playground structure.
13. Susan has asked the pool company to weigh in on the status of pool pump.
14. Ashley reports that the only locksmith who can cut new keys is the locksmith in Cumming. The charge is \$25 per key. Ashley will order 20 keys.

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V. Open Discussion:

1. The board discussed the need to prioritize expenditures and prepare the neighborhood for a suggested increase in assessments for 2019.
2. The Board discussed a second draft of pool rules and clubhouse rental agreement package.
3. Date of the Annual meeting will be set at the next meeting.

VI. Next meeting board meeting will be Tuesday, October 2nd at 7:00 pm. Potential board members are invited to join us to learn more about opportunities.

VII. Meeting adjourned.