

Meeting Minutes

Austin's Colony Homeowners' Association

September 27, 2022

Reconvened Annual Meeting

Board of Directors in attendance: Anne McBroom-Balke, Christina Hultquist, Jeff Skelton, and Bruce Worley. Representing Berkshire Hathaway Management Company were Blayne Rhodes and Suzan Reed.

The meeting was called to order by Anne McBroom-Balke, President.

All Board Members were announced and introduced.

Quorum was made and established prior to the start of the meeting based on proxies submitted.

Guest Speakers:

- Chris Johnson – Neighborhood Enforcement with Bryan Police Department. Stacy Dowling oversees Austin's Colony and was unable to attend the meeting.
 - Mentioned what the neighborhood enforcement team does and how to reach them with their contact information. A few homeowners asked questions such as whether there is a set schedule for them for patrol, if they can monitor speeding throughout the neighborhood, and concerns about fireworks going off during holidays.
- Dawn Kaatz– City of Bryan, Code Enforcement
 - Biggest issue within our neighborhood is grass and weeds. A few others in the past have been a few junk vehicles and yard signs being left out.
 - Dawn is usually in our neighborhood on Monday, Tuesday, and Thursday. She will usually pull yard signs on Mondays such as left over from garage sales or advertisement signs.
 - Usually there are photos of the violation and then contact is made with the land/home owner.
 - Noted that street parking violation cannot be enforced by code enforcement anymore and would need to be done by an officer of Bryan PD.
 - Dawn provided her contact information to home owners and opened up to Q&A.
- Bobby Gutierrez - Councilman for City of Bryan, Candidate for Mayor of Bryan.
 - Opportunity to present himself to homeowners as candidate and his goals and vision for the City of Bryan and his involvement within our community. Bobby also expanded on previous conversations from code enforcement, Bryan Police and home owner concerns. Also, noted updates from City of Bryan, including 2023 budget.
- Frontier Fiber
 - Joshua May - Not able to attend meeting but his contact information was given out in case home owners have any issues or concerns with construction or installation.

Election of Directors

Voting ballots turned in by in person members. Also, in the zoom chat, homeowners were presenting their vote.

Current Board members are running to remain on the Board: Anne McBroom Balke, Jeff Skelton, Bruce Worley, and Christina Hultquist.

Board of Directors approved the minutes from September 30, 2021 Annual Meeting and the motion was passed unanimously.

Officer Reports

President, Anne McBroom Balke

- Noted that it was great to finally be back in person for our annual meeting.
- In the last year, the proposed CC&Rs did not pass after the second try so due to the finances involved with the voting and creation of CC&Rs, the Board decided to table this conversation and look into project at a later date. There are some laws within the State of Texas that will have to be changed within our current CC&Rs and that moving forward it is important to know that since each phase has different restrictions, it is going to be harder with new development to keep every home in line and unified.
- The CC&R project took most of the Board's time so moving forward into this next year, the Board will be able to use our time more wisely. This will involve better communication with developer on growth of our neighborhood and making sure that our mission and vision for the neighborhood is still in line.
- Question from a homeowner wanting more information about why different phases have different restrictions and rules.
 - Anne explained that each phase is different because of older and newer phases. Our developer has promised that all new phases will remain consistent.
 - One big item in the current CC&Rs is that there is no requirement for the developer to get HOA approval for new phases to be deeded to us. We tried to revise them to put the permission on the developer for HOA approval before he deeds us a new phase.
 - Anne, also encouraged home owners to go through each phase and see how different older and newer phases really are and why there was such a huge push to rewrite the CC&Rs to allow for full consistency throughout the whole neighborhood.

Treasurer Reports, Bruce Worley

- Compare 2020 to 2021
 - 2021 winter freezes caused an extra cost us to replace some landscaping. Moving into 2022 with the hot summer and some landscape will also need to be replaced too soon.
 - Budget is made from current number of homes so the dues line showed an increase due to new construction. That will be case for next year as well but the additional revenue does
 - Assets have to equal liabilities due to us being a non-profit. Any unused expenses will go back to the reserve. 1 year of expenses was established as a reserve goal.
- Current year 2022

- Less dues income this year at this same time than last year so we are currently at a 8 ½ % delinquency. Board and Berkshire Hathaway will continue to reach out to homeowners to retain the remaining dues as additional revenue. Very consistent last year compared to this year for expenses.
- Balance sheet was presented as of August, end of month with the assets and liabilities equaling up at the end of the month.
- Invoices are input and paid by our management company so Bruce just goes through each month to make sure our expense report numbers are matched.
- Question from homeowner regarding bids on our landscapers for the neighborhood.
 - The expense for lawn maintenance is a current contract until the end of the year.
 - We are looking into getting multiple bids for next year for our overall lawn maintenance to avoid large costs year over year and also to get estimate when it comes to new phases within the next year as well.
 - Also, we reviewed the current bid and realized there was a cost saving opportunity due to HOA paying for a piece of property that the City of Bryan was actually responsible for.

Questions from homeowners

- Explanation of the CC&Rs and why they are even in existence and who created them and who can enforce them and in what capacity.
- Solar Panel Discussion being allowed – Solar panels are allowed pursuant to Texas Law and with our current restrictions, it states that solar panels cannot be seen from the street and HOA cannot limit them unless it effects 10% of the production. Applications for solar panels still have to be submitted to the Architectural control committee.

Committee Reports

- Christmas Decorations and Lawncare Maintenance
 - When frontier fiber was installing lines, we were able to get bid to install outlets through out the neighborhood so we can improve irrigation as well as Christmas lights/decorations.
 - Looking into replacing flowers at the entrance.
 - Recommendations and involvement from homeowners are encouraged to let us know if they are interested in joining and helping these committees.

New Business

- 2023 Budget will be created and announced in November.
- Board members stated that involvement in our HOA is encouraged. If there are concerns, home owners are encouraged to attend our quarterly board meetings. Homeowners encouraged to visit the website for dates, agendas, and minutes from meetings.
 - Also, noted to make sure all contact information is up to date so that communication is being distributed correctly.
- Use resources we have when it comes to reporting violations for example the website, management company, etc.

- Physicians PremiER, located at the front of our neighborhood, they do not charge a copay for Austin's Colony residents as a physician's courtesy.

Flags – Bruce Worley

- Flags have been replaced numerous times this summer due to the sun damage.
- Texas flag currently needs to be replaced and we only have 1 American flag in stock.
- Currently, we need to order more flags.
- Bruce currently replaces them and inspects them regularly as well as keeping up with when to lower.
- Lock boxes will need to be replaced in the near future which will be an expense.
- Looking for volunteers for help with flag committee.

Management Report

- Blayne Rhodes introduced herself.
- 739 total homes in Austin's Colony as of right now.
- Every 30 days, Blayne will do inspection drives throughout the neighborhood. Also, inspecting violations being submitted as well right away.
- Encourage neighbors for communication of involvement, especially when involving proxies. The goal is to avoid duplicate meetings next year. Also, encouragement of reviewing CC&Rs and be ready when we decide to present this project in the future.

The meeting was adjourned by Anne McBroom Balke at 7:41 pm.

Respectfully Submitted,

Christina Hultquist, Secretary