

Austin's Colony HOA

Board of Directors Meeting

August 23rd, 2023 at 6:00 PM

BHHS Conference Room

700 University Drive East, Suite 108 College Station, TX 77840

Agenda

- Roll Call/Welcome/Call to Order
- Establishment of Quorum
- Welcome Guests/Open Comments from Guests
- Ratify minutes from May 9th, 2023 Board Meeting
- Treasurer Report – Bruce Worley
- Management Report
 - Violations Report
 - Lawn and Maintenance Report
 - Architectural Control Committee Report
- Old Business
 - Drainage Easement Issues
 - Fiber Install Issues & Remedies
- New Business
 - Officer Positions
 - Rentals
 - Parking
 - Legislative Changes
 - Annual Meeting
- Open Discussion
- Next Meeting – Annual Meeting – September 11th, 2023

Meeting Minutes

Austin's Colony Homeowners' Association

May 9th, 2023

Board of Directors Meeting

Board of Directors in attendance: Jeff Skelton (President) and Bruce Worley (Treasurer). Representing Berkshire Hathaway Management Company, Suzan Reed.

Christina Hultquist was not present and gave proxy to Jeff Skelton.

All Board Members were announced and introduced.

Establishment of Quorum was made by having board members present.

The meeting was called to order by Jeff Skelton at 6:33pm.

Open Comments from Guests

- John W. Bauer - Spoke to Board, suggested constructing guidelines to enforce bylaws.
- Ernest Sahakain - Spector Dr. rocks/trash being dumped in vacant lots. Board has met with city regarding vacant lots.
- Anthony Miguel - Wolf Pack Loop storm drains feed to North side of Anthony's property, creating standing water (mosquitoes, snakes, etc.). Jeff will reach out to Grant in regards to his lots.

Approve Minutes from Previous Board Meeting – February 7, 2023

- Bruce Worley approved minutes and Jeff Skelton second. All were in favor.

Treasurer and Budget Report – Bruce Worley

- On track to stay within budget. The \$1,900 was noted for tree removal and weed eating the creek. Concerned the landscaper was not covering the necessary area. Board/BHHS confirmed the area the landscaper covers. Bruce states overall they are looking on track.
- Violations
 - 11.5% as of 5/9/23. Delinquencies were at 24% the prior year.
 - Jeff inquired about liens from previous delinquencies from prior years. Suzan mentioned BHHS is in process of sending out liens/demand letters.
 - Suzan asked if there was a desired dollar amount for liens or if Board would like to wait for demand letters to be sent. Board would like to wait for demand letters.

Management Reports – Suzan

- Blayne Rhodes was not present at the meeting. However, Suzan mentioned they receive a summary after each inspection. Jeff stated that he did sign up to receive a "Daily Digest".

Committee Reports – Austin’s Colony Board

- Architectural and Control Committee Report
 - Nothing noted.
- Landscape Committee Report
 - Last year \$2,000 was planned to plant around Austin’s Colony, Skinner said to wait until Spring for better weather. With damage from weather, repairs/replacements will cost \$4,800. \$3,000 is allocated to landscape.
 - Bruce Worley motioned to use \$1,800 from contingency to cover repairs/replacement of plants. Jeff Skelton seconds. All were in favor.
- Flag Committee Report
 - Need new HOA flags. Board will get a quote on flag cost.

Old Business

- Fiber Issues
 - Frontier seems to be engaged & fixing the issue. Jeff will reach out to Metro.
- Drainage Easement Issues
 - Easements were cleaned out.
- By-Laws
 - Nothing mentioned.

New Business

- No new business.

The meeting was adjourned by Bruce Worley and Second by Jeff Skelton at 7:31pm.