

Austin's Colony Homeowners Association

Board of Directors

Meeting Minutes

August 23, 2023

Attendees: Jeff Skelton & Bruce Worley, Berkshire Hathaway HOA Management

The meeting was called to order at 6:00 p.m. and quorum met.

No guests.

Minutes ratified from May 9, 2023.

Treasurer's Report:

Only \$73 of \$5,000 legal fees budget has been spent. There was a cost for unexpected tree removal. All other expenses are similar to last year's. There has been \$9,000 received in income due to late dues collection.

Management's Report:

- A) Violations: On June 30th, 781 homes were inspected, 30 homes with violations, 5 with multiples, total violations 35.
- B) Discussion of consulting lawyer to address homes with delinquent dues of two years or more, having already received past due, late notice, and 30-day demand letters from the HOA management. Possible liens on those homes was discussed. Management mentioned when someone is selling a home the realtor has to have a resale certificate which asks if there is a dues balance. The title company also usually checks if there is a balance two weeks and again 24 hours before closing. Otherwise, if the seller does not go through a realtor or title company, the delinquent dues transfer to the new owner.

Lawn and Maintenance Report:

Patti Wade had sent email reporting that no new projects are planned until spring but that the costs are rising due to the new homes being built. It was agreed that if there is excess money from dues from the new homes the maintenance budget may be supplemented next year. Ms. Wade asks management to reach out to a homeowner about clearing a lot behind his house which is next to the park and mentions again the need to get the Carrabbas to deed these open areas to the HOA. The management company said they will contact Grant Carrabba about the deed.

Architectural Control Committee:

No ACC report has been received. Management does get copied of requests through the ARC email. Now there is a dedicated email that goes straight to the architectural control committee.

Old Business:

- 1) Drainage easement issue seems to be resolved.
- 2) Conduit is still sticking out in some yards from fiberoptic installations. Suddenlink (now Optimum) is coming back to pull fiber, says they should be able to use existing conduit. AT&T U-verse is pulling permits to install also.
- 3) A light pole has been put back.

New Business:

- 1) Officer positions: Some people have expressed interest in serving, but none of these people are present today.
- 2) Rental issue: Complaints have been seen posted on Nextdoor and Facebook. Neighborhood conservation districts can be established through the City of Bryan to prevent short-term rentals, but each phase needs to get the required amount of signatures to implement it. The management company is to search different sites to see if any Austin's Colony homes are listed.
- 3) Parking: Neighbors have reported large vehicles (18-wheelers or ones with trailers or boats) have been seen parking on the street in the evenings. Management has called several homeowners to see if it is a temporary situation. Non-temporary situations should receive a violation.
- 4) Legislative changes: A collection policy has to be written up and signed. Management will follow up.
- 5) Annual meeting: Room has been reserved at the hotel at a cost of \$250, and \$1,000 is reserved for meeting and \$1500 for the social committee. In order to improve attendance at the annual meeting, a motion is made and passed to use funds from the social committee for four door prizes of \$100 off annual dues. Management will send out emails reminding residents of the meeting and mentioning the door prizes.
- 6) Austin's Colony Flags: New flags need to be ordered due to high winds. A new tree logo might be needed.

The meeting adjourned at 6:42 p.m.

Respectfully submitted from audio recorded by Jeff Skelton,

Laura Bailey Ramsdale, Secretary