

# AUSTIN'S COLONY HOMEOWNERS ASSOCIATION

## Board of Directors Meeting Minutes

November 7, 2023

**Attendees:** President Jeff Skelton, Vice President Gary Kistner, Treasurer Bruce Worley, Board Member Kimberly Galland, Secretary Laura (Bailey) Ramsdale, Berkshire Hathaway HOA Management

Meeting called to order at 6:03 p.m. and quorum met.

**Guest Comments:** Neighbors discussed how to remedy issue of flood lights shining in other's house at night. Possible solutions were offered. President offers to be impartial mediator if solution not found.

Board meeting minutes from last hearing not prepared yet, audio to be submitted to new secretary for preparation.

### **Treasurer Report:**

- 1) Expenses have been as expected. Postage costs are up due to reconvening the annual meeting. With three months left in year, total spent is 115,500, \$30,000 budgeted. \$15,000 more has been received in income for new homes and past dues paid.
- 2) Budget: Accountant Christie pays all bills and created budget through system, included in mgmt. fee expense. Objective: Keep one years' expenses in reserves.
- 3) Assets which might depreciate: Park at Thornberry & Bullinger, flag poles, columns. If extra money above years' expenses, consider a new Austin's Colony sign on Thornberry, new plants, irrigation.
- 4) Ms. Galland asks if postage costs were needed or if email could be used. BHHS stated mail is required, email optional.
- 5) \$250 should be added to cost for annual meeting, as last year's room reservation was not billed until this year.
- 6) Cables on flagpole was a miscellaneous expense this year. Contingency is doubling this year; Patti Wade may use for new plantings, \$3,000 to \$6,000 or more (2900 left from last year). Tree removal needs to be moved to Miscellaneous.

Proposed budget changes: Web site 250, lawn 54,000; tree removal; new planting 10,000; social committee 3,000; left 300; 5300 in contingency. 10% annual income in reserves recommended by BHHS. Motion by President Skelton to accept modified budget, seconded by Ms. Galland.

**Lawn & Maintenance Report:** Adding in back more planting due to lost cedars and crepe myrtles. Drift roses behind signs are getting too much water. Sprinkler controls are on batteries.

**Architectural Control Committee:** No members available to give report.

**Management Report:**

- 1) Inspection on Halloween: 24 first violations sent out. Fence and trailer issues still there. Pictures recommended to be uploaded to web site by homeowners with complaints.
- 2) Dues: 33 delinquents, a few over \$1,000, down from 52 at the last board meeting. President asks BHHS to send 529 Letters [sic] for those over two years delinquent.

**Social committee:** Patti Handley volunteers to be on the committee, wants to do Christmas contest, possibly yard of the month.

**Old Business:** No new rental complaints or parking issues. 18-wheeler has been seen parking on Bullinger. Issues are at night and not seen by inspector; recommend asking complaining neighbors to upload pictures to website.

**New Business:**

- 1) It was noted 3/25/20 HOA books have old phase CC&Rs.
- 2) Officer positions & term lengths: September election members cut down to 5 to comply with bylaws, rules discussed, clarified term lengths is two-year term. Gary Kistner points out NG Article 3, Section 2, now 3, no more than 5, could be restated to no less than three or more than 9. Seven people were voted to be board at annual meeting. The two people who were not on ballot but said they wanted to be on board at annual meeting: Patty Handley steps down and will be on the Social Committee. Gail Siggers will remain on the ACC.
- 3) Fine policy: Per Article 6, Section 5, VP Kistner points out Board can set fine structure as an amendment. The State Property Code requires it be set as a collection and fine policy, Will look at other HOA's policies to help form our own. President proposed motion forming a working committee of three plus one board member (who cannot vote or ex officio) to come up with fine schedule and collection policy, seconded Gary, none opposed. BHHS recommends three people and to peruse Greenbriar HOA's fine and collection policy for guidance.
- 4) Community garage sale: Social committee to work on it.
- 5) Holiday decorations: Radiant Home Services last year charged \$681.98 for wrapping 6 trees and putting up 2 wreaths. Ground lights in front of the Austin's Colony sign and around those trees would cost \$1357.32. \$1500 of social committee funds will be allocated for holiday decorations.

**Old Business:** Follow-up action: After ten years, the developer needs to grant phases to HOA. Carrabba needs to be contacted to facilitate the process. It was mentioned that it does not have to be ten years to deed over to HOA.

**Open discussion:** Other social ideas were shared including having a Santa, participating in the National Night Out, pickleball. BHHS suggests making an email list or newsletter.

**Next meeting:** February, exact date to be determined and posted on website. Gary Kistner makes a motion to adjourn, Jeff Skelton and Bruce Worley second. The meeting was adjourned around 7:20 p.m.

Respectfully submitted by

Laura (Bailey) Ramsdale, Secretary