

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

7:30 pm, May 8, 2024–Clubhouse

Officers in Attendance:

President: Ruth Zimmerman
Secretary: Susan Smith
Treasurer: Scott Silverstein
Grounds: Leanne Allen

Architecture: Paul Young
Absent:
Vice President: Eva Margolies
Social: Marie Stockton

- I. **Call to Order:** Ruth Zimmerman, President
- II. **Approval of Minutes**–April meeting minutes were distributed to each board member prior to this meeting. Members of the board submitted approval by email after suggested edits were made.
- III. **Board Members Reports:**

1. **Treasurer’s Report** –Scott Silverstein, Treasurer

- a. Report: A complete treasurer’s report was distributed to each board member prior to our meeting.
- b. Dues: The final due date given to residents with outstanding dues was May 15. Ruth requested a list of previous liens placed on properties to use when she contacts our attorney after May 15 about outstanding debts. Leanne volunteered to check with a closing attorney to address some of our questions regarding liens.
- c. Late fees: The motion was made that next year before we send out our standard letter notifying residents of annual dues that we revisit the late fees that are levied. Motion was approved.
- d. Closings: Scott reported that we had two closings.
- e. Contact info: It was agreed that a welcome letter to new residents including a form to be filled out with contact information will be included in the closing package.
- f. Income: We have received 300 dollars for clubhouse rentals this month and 100 dollars for pool cards.

2. **Grounds & Maintenance Update** – Leanne Allen

- a. The Pool: The pool opened on May 1. Leanne has received many compliments on the appearance and condition of the pool.
- b. Pool Maintenance: The pool company was notified about a pool tile coming loose. We are waiting for their reply as to whether this repair is under warranty. A leak detection, as recommended by our pool company, will also be done to determine if we have a leak or problem with the skimmer.
- c. Pool and Clubhouse Upkeep: Leanne is in the process of obtaining estimates on pressure washing the pool deck and porch, and perhaps painting the porch deck. The doors have been painted, and Leanne was commended on how well the new clubhouse doors and windows look.
- d. Playground equipment: Leanne has not yet found a playset that is enduring, safe, and reasonably priced.
- e. Dead tree in lake: A resident notified the board about two trees that have fallen into the lake. She had obtained a quote of 4500 to remove the trees that have fallen into the lake and asked that the

HOA cover this cost. After discussion, It was decided that removing the trees from the lake was not the responsibility of the HOA.

- f. Other concerns: It was agreed that we obtain estimates from a tree service to remove a dead tree close to the tennis courts.
- g. Saving end of season plants: In response to a resident's request, Leanne will contact Gibbs about not throwing away our end of season plants.

3. Architectural Requests/Lake/Other Community Updates or Concerns – Paul Young

- a. Communication: The letter to Mr. Hernandez about encroaching on HOA property was sent. We have not yet had a response from him.
- b. Lake Maintenance: In response to some residents who had questions about our lake maintenance, it was noted that our monthly lake maintenance is done by Aquascape. The board agreed to put out a statement that clarifies what our immediate efforts are and our ideas for longer term lake management.
- c. Meeting with Mayor: Josh Keller plans to ask Mayor Norton for a meeting to discuss the lake issue and explore the city's role in creating the sediment coming from the city's storm drains that is filling the lake. The board concurred that we send a small group of representatives to this meeting.
- d. ACC Newsletter: This month Paul sent out the second memo from the Architecture Control Committee with seasonal maintenance tips. This memo was sent to residents through our HOA email and was also posted on our neighborhood Facebook page.
- e. Lawn maintenance: Paul has talked to four residents about yard maintenance.
- f. Fence regulation: Paul asked for an exception to our by-laws for a homeowner whose property only has a side and front yard, allowing a fence over 4 feet tall along the side yard. The board agreed to take this request under consideration.
- g. HOA Response to a Resident: The HOA agreed to send a letter to a resident who is redoing his yard without getting HOA approval.

4. Social Events Update: Marie Stockton (absent)

The End of the School Year Party is Wednesday, May 22

5. Other business: A response was sent to a resident expressing the board's standing on residents' adult children's access to the tennis courts and stressing that it is against our by-laws to conduct a business on HOA common grounds.

6. Future Meeting Dates

- a. Wednesday, June 5
- b. Monday, July 15

Meeting adjourned: 9:25