

Austin Lake Homeowners Association
Monthly Meeting Minutes
January 13, 2022

Officers in Attendance:

President: Chris Foss
Vice President: Josh Keller
Secretary: Susan Smith
Treasurer: Scott Silverstein
Architecture: Ryan Flanagan
Social: Ruth Zimmerman

Board Members Not in Attendance:

Grounds: Leanne Allen

I. Call to Order

II. Welcome

III. Board Member Reports

A. Grounds and Maintenance: Leanne sent in her report via email.

Her notes are as follows:

- Gibbs applied pinestraw to common areas for the 2022 season. This cost was about half the amount of what we paid for StrawMe.
- The HVAC in the clubhouse was serviced by Bartlett Heating and Air on 1/7. No issues found during routine maintenance.
- Signature Tennis has been contacted for Spring 2022 tennis court pressure washing. Tentative timeline for completion is mid February.
- Pool will open May 1st per the service contract from Premier Pools.
- Clubhouse roof "soft clean" quote was obtained for \$375 and is to be scheduled by Ruth.

B. Treasurer's Report:

Bank Account Balances as of December 31, 2021

Operating Account	\$32,153.49
Community Development Fund	\$13,721.54
Reserve Fund	<u>\$36,557.60</u>
TOTAL	<u>\$82,432.63</u>

2021 activity occurring in 2022

\$577.08 – Pool invoice

\$319.78 – 2021 social event expenses

Bank Account Transfers from Operating Account on 1/11/2022

\$2,500.00 – to Community Development Fund

\$28,756.63 – to Reserve Account

Deposits since 12/31/2021

2022 Dues: \$18,749.88 – PayPal payments received & transferred to operating account

2022 Dues: \$36,100.00 – Checks received & deposited to operating account

Bank Account Balances as of January 12, 2022–

Operating Account–	\$53,728.45
Community Development Fund	\$16,221.54
Reserve Fund	<u>\$65,314.23</u>
TOTAL	<u>\$135,264.22</u>

2022 HOA Dues Status:

Paid in full: 69 out of 103 homes (67%)

2 owners requested Pay Plan

1 Owner paid previous amount–email sent requesting remaining \$200 (1/9)

After some discussion, the Saturday deadline (January 15) for paying dues was extended through Tuesday, January 18.

It was agreed that the treasurer’s report will be posted on the website under the Members section. Ruth said that she would send the previous year’s treasurer reports to be uploaded as well.

C. Architecture: Ryan said that Sarah updated the architectural change form on the website. He will continue to work with Sarah to amend website forms as needed.

D. Social: Josh proposed adding lake activities to the social calendar for this year. Ruth asked Missy Baisden to be on the social committee and to give feedback about the social calendar that Ruth is working on. Ruth agreed to share her list of ideas with members of the board. Josh mentioned doing more activities that will engage the neighborhood.

IV. Open: Chris informed the board that a neighbor sent an email notifying the HOA about someone driving on their lawn New Year’s Eve.

V. Next board meeting will be 7:00 pm, Wednesday, February 9.

VI. Meeting adjourned.