

# Austin Lake Homeowners Association Monthly Meeting Minutes

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April 14, 2015

## Officers in Attendance:

Wilson Pulgarin, President  
Charles Hunter, Treasurer  
Matt Callaway, Secretary  
Jim Kost, Grounds  
Lacy Kelly, Social  
Dave Hanlan, Vice President

Absent: Chris Mount, Architectural

- I. Call to Order
- II. Welcome
- III. Approved minutes from February meeting.

## IV. Board Discussion

1. Treasury Report:
  - a. Checking balance: \$48,612, Reserves: \$33,461
  - b. 102/103 homes have paid dues, final home has provided post dated checks to be deposited by April 30
  - c. Motion made to change phone service provider to Charter at \$30/month, to begin first of May, passed 5-1. This replaces AT&T who recently increased to \$100/month.
2. Grounds and Maintenance
  - a. Gibbs started in March, has done a lot of work at the front and clubhouse. Seasonal flowers to come in April.
  - b. Shrubs at front entrance are expected to come back. Brian at Gibbs confident that the irrigation system left over winter froze the shrubs close to death.
  - c. Jim to ask Gibbs about maintenance of planters on dam – planters appear to lack drainage and need upkeep.
  - d. Pool opening set for May 2. Jim to contact pool company to learn about permits/timing, etc... and verify opening date.
  - e. Wilson to follow up with Greg on finishing projects he started last year.
3. Social
  - a. Easter egg hunt was well attended, 20+ kids enjoyed egg hunt and prizes
  - b. No rentals in April, 1 in May so far.
  - c. Mid-late May targeted for pool party, more info TBD.
4. VP Update
  - a. Capital reserve analysis indicates we should be in decent shape to go ahead with the tennis court replacement.
5. Architecture Update
  - a. Chris absent – Architectural committee members to be verified and plan of action to be recommended
6. Special Topic – Tennis Court Replacement
  - a. Board members voted intra-meeting via email 5-1 (1 did not vote) in favor of taking the tennis court replacement option to the membership immediately for consideration.
  - b. Mike at Signature Tennis has proposed financing plan of 50% down at completion, and then 8 quarterly payments due beginning Q1 2016
  - c. J&J will take out pine trees and stumps and pare trees back for no more than \$2,000
  - d. 52 votes are required, ballot, proxy to be provided with .ppt presentation to HOA members
  - e. Reserves of ~\$33,000 will be used to pay the 50% (~\$26,000) upon completion of the project. Reserves will be built up by year end to ~\$24,000 by the following:
    - i. \$3,350 budgeted for tennis court repair that will not be spent
    - ii. \$7,000 budgeted for clubhouse HVAC that is not anticipated to occur. Similar to having it in the 2014 budget, funds were included in the 2015 budget, but the HVAC system will not be replaced until it fails.
    - iii. \$6,000 contribution to reserves already in budget

- f. Special meeting of homeowners will be called for May 3 at 2pm to vote on the tennis court replacement project. Notice must be provided to homeowners 7 days prior to meeting, but Board intends to provide at least 10 days notice. Prior to meeting, presentation will be available for homeowners on Austin Lake website, Facebook page, and distributed via email. In addition, board members will be available to answer any questions homeowners may have.

Meeting adjourned.