

Austin Lake Homeowners Association
Annual Meeting Minutes
December 4, 2022

Board Members in Attendance:

President: Chris Foss

Vice President: Josh Keller

Secretary: Susan Smith

Treasurer: Scott Silverstein

Architecture: Ryan Flanagan

Grounds: Leanne Allen

Social: Ruth Zimmerman

Absent:

Nominating Chair: Marc Seales

Confirmation of Quorum: Vice President Josh Keller confirmed that fifty-one (51) houses were represented either in person or by proxy.

Call to Order and Welcome—President, Chris Foss

Secretary's Reading of the 2021 Annual Meeting Minutes. Approved unanimously.

Board Member Reports:

A. Grounds Report presented by Leanne Allen

- Most grounds projects and expenses this year involved maintenance projects such as seasonal landscaping and pressure washing the clubhouse.
- Next year's necessary projects involve resurfacing the bottom of the pool and replacing the tile around the sides of the pool with an estimated cost of 15,000 dollars.
- Also urgent is the repair or replacing of the three gates and their locks leading to the pool, tennis courts, and playground area. Replacing the gates and locks is recommended because repairs of the locks in the past have been expensive and temporary. But replacing the gates is complicated by city code requirements that would result in not only replacing the gates but also replacing the fences to make them the specified height of five feet instead of the current four foot height, making this project quite expensive.

- The lake seems to be okay at present. Our lake company has removed some of the trash and cleared the blockage in the spillway. There is a fallen tree that needs removal, and that property owner has been notified through their realtor.
- In the near future, the windows and doors should be replaced to reduce the higher power bills—the recommendation from the Capital Reserve Study.

Discussion followed:

- It was mentioned that a resident might know someone who could fix the gate locks to our satisfaction. Leanne agreed to look into that option but cautioned that we had had the gates repaired many times before, and the repairs did not last.
- A homeowner questioned the need for a locked inner gate. Leanne responded with concerns about the HOA's liability if the inner gate could not be locked. Others concurred that liability would be an issue.
- Another homeowner stressed the need for younger children to be supervised by their parents not only at the pool but throughout the subdivision. It was advised that major pool rules be sent out to residents before the pool opening.
- The question of keys to the gates and different kinds of locks being considered was brought up. Leanne answered that we are using the same keys that we have always used and did not know of a satisfactory alternative.

B. Architecture Report delivered by Ryan Flanagan

- The requested approval for modifications this year involved updated porches, backyards, decks, and exterior painting. All were approved.
- Eva Margolies and Susie Roberts who served on the committee were thanked for their efforts.
- Turnaround time between receiving requests for HOA approval and replies were no more than three days even though, as Eva pointed out, our by-laws allow 30 days for a reply. One goal for next year is to continue handling requests for resident modification expediently.

- Paul was also thanked for his work at the lake, maintaining and creating trails.

C. Lake Committee Report delivered by Paul Young

- An update about the lake improvements was given. Glenn Layfield was recognized for his efforts on this committee and was thanked for bringing a tractor to clear the trails and to begin the clearing of about an acre of land beside the lake. The goal is to have a semi-wooded area that is safe for children to play and for dogs to be walked. Some ideas for developing the area is to build a fort for children, providing a tree swing, and creating more walking paths. Another goal is to build a floating dock paid for by donations from Austin Lake residents, if board approves. Ultimately, Paul would like to create a lake environment in which more residents utilize this resource.
- A resident asked about lighting at the lake. Currently, there is no power there. Leanne responded that she has contacted Georgia Power who sent an engineer to come out to see if we could put power at the lake. Placing a transmitter there is costly. We could use community development funds for such a project. A resident suggested that we send out a survey to determine residents' priorities regarding the lake, the pool, the tennis courts as well as social events. Board members were in agreement.
- Paul suggested that we have an outdoor social at the lake. Chris Foss proposed that we move the Easter Egg social to the lake. Ruth volunteered to record this suggestion for the next year's social chair.
- A homeowner wanted to know what has happened to our wildlife on the lake. Paul answered that coyotes killed the ducks and that resulted in the residents who had been feeding the ducks for seven or so years deciding to no longer attract them by feeding them.
- Josh expressed concern about the trash that the people who live on the other side of the lake are dumping into the lake. Paul has called the city about the pollution coming into the lake from other sources, mostly from new construction, and has not received a satisfactory response. Paul suggested that we develop a more formal relationship with the city to handle our problems with the lake. Leanne also said that she would continue to stay in contact with the mayor. Eva Margolies volunteered to ask our district councilman to come to a board meeting to address these concerns.

D. Social Report delivered by Ruth Zimmerman

- We had a good turnout for the Halloween and Easter party.

- The swim party was not as well attended as was hoped.
- The Progressive Dinner had a great turnout even though it was somewhat lower than that of 2020.
- The social expenses ran slightly over budget this year because of inflation.
- Ruth was applauded for her efforts in organizing our progressive dinner.

E. Treasurer report delivered by Scott Silverstein

- Scott began with a summary of where we stand now at the end of the year by giving the current bank account balance of each of the following:
 - Operating account: 44,525
 - Community development fund: 16,223
 - Reserve fund: 62,758
 - Total: 123,506
- Income for this year:
 - 102 out of 103 houses paid dues. A lien was placed on the unpaid residence, according to our by-laws.
 - We had 2 home sales, and had planned for 2.
 - There were 17 clubhouse rentals.
 - We recovered unpaid dues and late fees from a prior year with the sale of the house whose owners had been delinquent.
- Expenses:
 - Expenses were overall consistent with the budget projected for this year
 - Landscaping was 5,000 under budget.
 - Pool maintenance was over budget because there was a 1600 leak repair at the end of the season.
 - The planned capital items included pressure washing at 2,562 which was also under budget.
 - Left over funds were contributed to reserves for a total of 42,000, around 7,000 more than budgeted.
- Major items and their estimates included in the budget for next year are as follows:
 - Pool resurfacing 15,028
 - Gate and fence replacement 16,500
 - Window and doors replacement 12,731
- Scott stressed that we are trying to follow the 2021 Capital Reserve Study maintenance projections, but we realize that these are only guidelines. In the study, the pool resurfacing was scheduled for 2025, but its current condition requires repair

prior to next summer; the gate replacement is necessary due to safety concerns, and the windows and doors replacement which are also necessary was scheduled for 2023.

Open

- A resident questioned whether we took bids for landscaping. Leanne explained that when we used different landscapers in the past, we found that the value was not as good as that of Gibbs, whom we are presently using.
- Eva asked whether we could get Gibbs to provide pine straw for residents to buy. Leanne agreed to check with Gibbs about this service.
- Steve Stoichev, resident, expressed concern about traffic speed as well as commercial trucks that block visibility. Leanne called the city about adding stop signs and noted that the City of Smyrna (smyrnacity.gov) can be contacted to request a stop sign. Many were in favor of adding three way stop signs.

The 2023 Slate of Officers was introduced and unanimously approved:

President: Chris Foss

Vice President: : Ruth Zimmerman

Secretary: Kelly Layfield

Treasurer: Scott Silverstein

Social: Marie Stockton

Grounds: Leanne Allen

Architecture: Ryan Flanagan

Nominating Chair: Marc Seals

The meeting was adjourned.