

**Austin Lake Homeowners Association
Monthly Meeting Minutes**

May 1, 2018

Officers in Attendance:

President:	Ashley Robison
Vice President:	Susan Smith
Secretary:	Kelly Layfield
Social:	Missy Baisden
Treasurer:	Joe White
Architecture:	Estee Lassiter
Grounds:	Paul Young

I. Call to Order

II. Welcome

III. Review of Minutes from April 9th meeting — Approved with amendment of bank name

IV. Board Member Reports

A. Social:

1. Missy reported that four owners have reserved the Clubhouse for private functions at a rate of \$50 per rental.
2. The county inspection of the pool is set for May 5th. The Social Committee is planning a pool opening party which is likely to occur around the time schools dismiss for Summer.
3. Susan and Howard Smith will host a cocktail hour, tentatively on May 18th.

B. Treasury:

1. Joe reported that Association tax return was filed.
2. Three homeowners have not paid and have not yet set up payment plans.
3. Susan reported that the Zimmerman quote for painting clubhouse windows is \$880, which is significantly less than the proposal received from Wilson of \$1,870, but the less expensive quote also seems to include less work. The Zimmerman proposal included scraping old paint, putty over existing putty on windows and paint windows. Wilson's process included glazing was more detailed. Both quotes anticipate a useful life of 3 years. Susan asked if we should get a quote to only pressure wash the clubhouse. The Board decided to wait for quote to be priced before we commit to pressure washing.
4. Only two pool umbrellas are functional. Paul will donate two umbrellas he is not using. The Board discussed the need to purchase inexpensive umbrellas to get through this pool season. Ashley's search for commercial grade umbrellas determined that they are too expensive to pursue this year.
5. Last year's clubhouse maintenance expense was \$1,410 for the year. The primary expenditures were club house cleaning service, dog waste station cleaning and security cameras. The 2018 club house budget was increased by \$2,000. We currently have \$3,000 remaining and available to spend this year in this category.

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6. The Board agreed that the pool gates are a more important expenditure than clubhouse window painting. Paul met with a fence vendor who looked at the pool gates but did not provide a quote. This vendor said that hydraulics are needed on the new gates we obtain to keep them slamming. He recommended we replace all three gates, including the tennis court gate. The quote Ashley previously received for \$1,400 included replacing only two gates around the pool. A motion was made to replace the gates as soon as possible, and the Board agreed. The specific provider was tabled for email discussion after the second quote is received.
7. Joe and Ashley still need to go to Regions Bank to update the account signatories.

C. Architecture:

1. Estee has nothing new to report.
2. The Board agreed that a resident may allow a contractor's sign to be posted in his or her yard for one week.

D. Grounds and Maintenance:

1. Paul reported that he spoke with Gibbs about addressing matters that have been ignored for a while (pruning overgrown shrubs, limbs around tennis court, thinning of crepe myrtles, etc.).
2. Paul reported that Gibbs could also assist with cleaning up along the dirt rise and addressing the debris wash near the pool, but those tasks would cost extra. Ashley mentioned that the amount spent from the 2018 landscaping budget (after including May expenses) will total 50% of the budgeted amount for all of 2018; therefore, we should carefully consider whether expenses for additional work are prudent.
3. Paul mentioned that a foot path along North Cooper Lake Road near the brick column needs to be closed off with a fence eventually.
4. Paul reported that a neighbor advised him that the sink hole the Board has discussed might be more significant than expected. Discussion occurred on how to address it. Joe suggested covering it with a large concrete cap. Paul and Joe will investigate further.

V. Open Discussion:

1. Ashley discussed with Chris Mount his proposal for a new commercial-grade play structure. She explained to Chris that this project can't be accomplished right now because of the significant associated expense, especially since a special assessment might be needed just to fund regular maintenance items. She reported that Chris understood the Board's position.
2. Paul mentioned that the Board should assemble a wish list of projects the Association would like to tackle outside of day-to-day maintenance and then distribute the list and associated cost for each item to the neighborhood. Joe described the need for a master plan for the Association. Ashley and Joe discussed how to budget for the community's wish list. Susan agreed to start a list with Google Docs and distribute to the Board for additional review and comment before the next meeting.

VI. Next meeting board meeting will be Tuesday, June 5th at 7:30 pm

VII. Meeting adjourned.

Wednesday, March 9, 2018

Special Board Meeting to Vote on New Board Member and Gate Repair

I, Ashley Walker, nominate Leanne Allen to fill the current position of Grounds and Maintenance for the remainder of the 2018 year.

All in Favor

All that Oppose

<i>Ashley Walker</i>	dotloop verified 05/09/18 5:10PM EDT CJZ2-2NDP-LXNA-TZPU
<i>Susan Smith</i>	dotloop verified 05/09/18 5:12PM EDT IFAL-HI6K-DDFY-2EHQ
<i>Jo</i>	dotloop verified 05/09/18 5:14PM EDT KM3D-O05N-SL5X-0PMB
<i>Kelly Layfield</i>	dotloop verified 05/09/18 5:53PM EDT GMPE-H8XU-U1BJ-VVND
<i>Missy Baisden</i>	dotloop verified 05/09/18 8:19PM EDT GPDQ-QH14-RSOS-M2OF
<i>Estee Lassiter</i>	dotloop verified 05/09/18 5:11PM EDT KTCU-CAQS-D3T5-DTXX

The gate repair invoice to repair all 3 gates with an upgraded hydraulic close came to \$2,550.

All in Favor

All that Oppose

<i>Ashley Walker</i>	dotloop verified 05/09/18 5:10PM EDT KFPF-MIAG-HOFI-QJ3W
<i>Susan Smith</i>	dotloop verified 05/09/18 5:12PM EDT EG5C-04YN-ISQ6-JLXX
<i>Jo</i>	dotloop verified 05/09/18 5:14PM EDT L07W-EPR1-E5MR-1KRA
<i>Kelly Layfield</i>	dotloop verified 05/09/18 5:53PM EDT RUXL-V2AE-G5HN-CZVM
<i>Missy Baisden</i>	dotloop verified 05/09/18 8:19PM EDT GKCZ-AB1W-1C7F-VHJO
<i>Estee Lassiter</i>	dotloop verified 05/09/18 5:11PM EDT IJH-2SEQ-MUQE-XG7A