

**Austin Lake Homeowners Association
Monthly Meeting Minutes
Monday, November 11, 2024–7:30 PM
Austin Lake Clubhouse**

Officers in Attendance:

President: Ruth Zimmerman
Vice President: Eva Margolies
Secretary: Susan Smith
Treasurer Scott Silverstein
Social: Marie Stockton
Grounds: Leanne Allen

Absent:

Architecture: Paul Young

I. Call to Order: Ruth Zimmerman, President

II. Board Approval of October 2, 2024 Meeting Minutes

III. Board Member Reports:

1) President-Ruth Zimmerman

Update on Legal Action regarding Delinquent HOA Dues:

We agreed to notify our attorney that since the homeowner has not responded to either of the two legal notices about delinquent dues that we are in favor of taking the next step of filing suit.

2) Grounds & Maintenance Update – Leanne Allen

- a) Ray Engineering, who drew up our 2021 capital reserves study, estimated \$4,500 for an updated capital reserves study. We are looking at other estimates.
- b) Al Little has obtained two unofficial quotes for repairing the leak at the dam. Anita Clyne, owner of Utility Asset Management, estimated the cost at around \$8,200, and Logan Purcell at SiteMix Pressure Grouting gave a ballpark figure between \$6,000 to \$8,000. Al is working to obtain 3 more estimates. The 2024 budget allotted \$15,000 for this repair, and we are prepared to pay for such repairs out of our 2024 monies.
- c) Gibbs has installed flowers (pansies) at the front entrance in an expanded flower bed.
- d) North Cooper Lake Drive has a blinking street light: Leanne will report it to the city.
- e) We are getting quotes from Gibbs as well as Dreamy Oasis Hardscapes LLC for improving the landscaping of our entrance and grounds around the clubhouse for next year.
- f) The trimming of the crepe myrtles was discussed.
- g) Leanne is working to get estimates about lighting the tennis courts. We are hopeful that we will be able to use the poles donated from Windy Hill Athletic Club for the lights.
- h) Drinnon painting is coming out this week to look at the deck for repair/paint.

3) Social Events Update–Marie Stockton

- a) November 17 - Rock the Block event (1-4 PM – Traymore Trace cul-de-sac)
- b) Marie asked that the board encourage people to RSVP.
- c) Wristbands will be distributed for residents at the entrance of the cul-de-sac.
- d) The food truck–Cheesy Truck– will set up at noon.
- e) The December ornament exchange is tentatively set for December 11.

4) Treasurer's Report –Scott Silverstein, Treasurer

- a) The November treasurer report was sent to each board member prior to the meeting as well as a detailed version of the proposed 2025 budget.
- b) 2025 Budget Discussion:

Income: The following changes for the 2025 year were approved:

- Annual Dues: \$1100
- Late fees: \$110
- Document fees: \$200
- Initiation fees \$1100

Proposed 2025 Operating budget

The board compared each of the 2024 actual expenses to the proposed budget items for 2025 and agreed to the following:

- seek more quotes for cleaning the clubhouse
- obtain quotes for the worn and stained carpet on the interior clubhouse stairs
- add \$500 to the clubhouse maintenance budget for miscellaneous repairs
- add \$500 to the social budget
- add a line item for legal fees

Proposed 2025 Reserve Budget:

The board reviewed the the 2021 Capital Reserves Study's recommendations for the years 2023-2025 and agreed to commit to the following:

- use our 2024 funds to repair the leak in our concrete drain at the lake (estimated \$8200) that was planned and budgeted for 2024
- get estimates for repairing the spillway, if needed
- use our community development funds along with some capital reserves funds to add lights to the tennis courts—an item in our capital reserves study for implementation in 2022
- improve our neighborhood entrance
- repair clubhouse railing and deck

5) Update on open 2025 Board Positions

Nominating chair Missy Baisden and committee are working on a slate of officers to be voted on in the annual meeting.

6) Transition Plan for New Board Members

- a) Open/Pending Items from each position as needed
- b) Plan to schedule a date to meet with new board members to acclimate them to processes/workflows

7) Annual Meeting Date

- a) Sunday, November 24 – deadline to send out annual meeting date and documents
- b) Sunday, December 15– Annual Meeting (4:00 PM)

Meeting Adjourned: 9:25