

# Austin Lake Homeowners Association Monthly Meeting Minutes

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November 10, 2015

## Officers in Attendance:

Wilson Pulgarin, President  
Charles Hunter, Treasurer  
Matt Callaway, Secretary  
Lea Garvey, Social  
Jim Kost, Grounds  
Chris Mount, Architectural

## Not in Attendance:

Dave Hanlan, Vice President

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

## IV. Board Discussion

1. Treasurer Report:
  - a. Treasurer presented a proposed budget for 2016. Discussion followed on several line items but no major changes were made.
  - b. Treasurer moves that budget as amended is voted upon. Budget approved 6-0.
  - c. 2016 Nominating Committee recommendations were presented by the President.
    - i. President: Tom Teague
    - ii. VP: Nita Phillips
    - iii. Treasurer: Matt
    - iv. Secretary: Susan Smith
    - v. Grounds: Jim Kost
    - vi. Architectural: Paul Young
    - vii. Social: Lea Garvey
  - d. The slate proposed by the nominating committee was reviewed by the Board, and it was noted that additional nominees are pending.
  - e. The Annual Meeting date is set for Sunday, December 13 2pm.
2. Grounds and Maintenance
  - a. Clubhouse and tennis court area is looking good after last month's work was completed.
  - b. Installation of Fall flowers to our entry area is currently in Gibbs' queue, to be completed soon.
  - c. Pinestraw is scheduled to be set out as soon as leaves finish falling.
  - d. Woodchips at lake entry way need replenishing. Jim asked J&J (tree removal company) post-meeting if they would deliver wood chips at the lake entrance at no cost. Board members and neighbors will spread upon delivery later this week.
  - e. President will ask Greg about timeline for completing pressure washing of brick entryway in order to determine if that cleaning is appropriate prior to or after landscaping installation.
3. Social
  - a. Provided spare keys for the sign and the downstairs closets.
  - b. Progressive Dinner date set for December 5. Invitations will be sent electronically and through U.S. mail.
  - c. Lea proposes the Progressive Dinner costs \$10/person, exempting the host homes. Board agreed 6-0.
  - d. Saturday December 19 is the date for the children's Christmas party.
  - e. Sunday November 29 at 2pm the clubhouse and front entrance will be decorated for the holiday season. All are welcome to assist.
4. VP Update
  - a. N/A

5. Architecture Update

- a. Noted some houses have made improvements recently. Not all requested pre-approval from the Board as required.
- b. Attorney has been consulted about enforcing the Covenants and Standards and an opinion has been provided that the Board has the right to enforce our Covenants and Standards. After Board discussion, the following plan will be put into place once a home is found to be in violation of a Covenant or Architectural Standard:
  - i. Step 1: A courtesy letter will be sent notifying homeowner of violation. The owner will have 30 days to respond with a plan of remediation.
  - ii. Step 2: After 60 days, if the Board has not received a letter outlining a plan of remediation (if violation has not already been remedied), a fine of \$100 will be assessed.
  - iii. Step 3: After 90 days, if owner has not cured (or is not in the process of curing, per a remediation plan) the violation, a fine of \$25/day will be assessed.
  - iv. Step 4: If the homeowner has taken no action within 5 months of receiving original courtesy letter (resulting in an accrued daily fine total of \$1,500), a lien will be placed on the property in disrepair.

Meeting adjourned.

Next meeting: Tuesday December 1 at 7pm