

## Austin Lake Homeowners Association

### Monthly Meeting Minutes

7:30 pm, April 15, 2024

#### Officers in Attendance:

President: Ruth Zimmerman  
Vice President: Eva Margolies  
Secretary: Susan Smith  
Treasurer: Scott Silverstein

#### Absent:

Grounds: Leanne Allen  
Social: Marie Stockton  
Architecture: Paul Young

- I. **Call to Order:** Ruth Zimmerman, President
- II. **Approval of Minutes**– March meeting minutes were distributed to each board member prior to this meeting. Members of the board submitted approval by email after suggested edits were made.
- III. **Board Members Reports:**

#### 1. Treasurer's Report –Scott Silverstein

- a. A full treasurer's report was distributed to each HOA board member prior to our meeting.
- b. Payments were made for the windows and doors toward the total of \$18,830; we will pay an extra \$500 to \$950 for paint job of doors and carpet on stairs. Leanne has contacted Drinnon Painters about this work.
- c. Insurance premiums were paid this month.
- d. 10 residents have not paid their full dues; 3 of these are on payment plans; 3 had problems using Zelle but have not corrected this; and 4 have not paid at all. Two of these have had liens placed on their house in previous years. Scott sent letters to each of these, not including the ones on payment plans, informing them that May 15 was the deadline for their assessment payment. Much discussion followed as to the next course of action if payment was not made by then. It was suggested that we contact our HOA attorney, Jamie Lyons, or another residential or real estate attorney to see where we go from here—whether it be fines or foreclosures, especially for those whose liens are expiring.

#### 2. Grounds & Maintenance Update – Leanne Allen sent a report in her absence

- a. Clubhouse: Installation of new doors and windows has been completed; the doors are to be painted this month. A new phone will be installed this month for safety.
- b. Lake debris: It was noted that a resident has complained about the debris in the lake. We are contacting our lake maintenance company to see what, if anything can be done, especially for trees that fell into the lake from property that is not owned by Austin Lake residents.
- c. Pool update: Pool opens May 1. Loungers for the pool area have been delivered and will be installed this month.
- d. New playground equipment: Leanne is working to get some quotes on the playground equipment. The board is in agreement that we need to replace the playground as our next major project.

- e. Tennis court lights: Ruth and Susan talked to Trip Baisden about the Windy Hill tennis facility lights that they are taking down and may be willing to donate to us. Trip suggested that we use the 6 poles if Windy Hill decides not to use them and buy LED lights to be put on them. The lights that are on these poles presently require much maintenance that makes them expensive in the long run. Trip said he would get back to us after Windy Hill Athletic Club makes a decision as to what they will do about replacing current lights/poles at their facility.
  - f. Pickleball lines: Eva called Signature Tennis about lining the tennis courts for pickleball. One court would be \$350; two \$500. Given the growth of pickleball and the cost savings to paint both courts at the same time, Eva suggested that we paint both courts with the pickleball lines. After much discussion, a majority of board members voted in favor of doing both courts.
  - g. Grounds: Spring flowers will be installed this month at our entrance.
  - h. Doggie trash: Connor Hanlan has been taking care of the doggie trash disposal stations for several years now. Leanne raised the question as to whether we should increase his pay to include weekly trash removal at the tennis courts. Currently we pay Connor \$90 each quarter for his work. Ruth volunteered to send a follow-up email to all the board members to determine their thoughts on this request. Before we make a decision, Ruth wants to verify specifically what Connor does presently and how often, and what pay increase Leanne recommends.
3. **Architecture**: Ruth sent a letter to Mr. Hernandez, who lives outside our subdivision, that Paul had drafted about his encroachment on HOA property.

**4. Social Events—Marie sent a report in her absence**

- a. Community Survey: Marie sent each board member a summary of the results of the community survey. Approximately 44 people responded to the questionnaire. Marie recommended, through email, that we should focus on adding 2-3 new events this year that would not incur HOA expense— at least one adult focused and one family. After we make decisions about the additional events, Marie suggests that we send a follow-up email to residents to provide them an opportunity to give more feedback on the progressive dinner or how it might look differently this year. The board decided to table any decision until Marie could advise and be present. We understand that the progressive dinner this year will be more difficult to plan since 11/30 is Thanksgiving weekend and the following weekend is the SEC tournament.
- b. Pool party plans: Marie questioned having a pool party in July when it is very warm and in September when rec sports and football season might make for lower attendance. She suggested one larger event or maybe 2-3 smaller Friday night grill outs. No decision was made at this time.
- c. Graduation banner: An email was sent and a post was made on Facebook for information gathering through April 23 for signs congratulating our neighborhood graduates.
- d. End of school year celebration: Marie is working on gathering a subcommittee composed of parents of school-aged children for a celebration around the last day of public school—May 22.
- e. Upcoming clubhouse rentals are for April 20, April 21, and May 26.

## 5. Other Items for Discussion

- a. Reserve My Court: The question was raised by a resident: Can we change the reservation system to include times on the half hour? The HOA board considered this request, and concluded that the present system was sufficient and that there was no need to change it at this point.
- b. Filming at 6217 Traymore Trace: Suzanne Brown was contacted by a film company that her property was one of their potential sites for an upcoming television series. The company wanted HOA approval before making any firm decision. We granted conditional approval. We are looking forward to knowing if her property has been chosen.
- c. Pinestraw drive (Eva): Eva communicated that the pinestraw drive was very successful. The 13 homes that participated in the drive purchased a total of 400 bales of straw– community wide.

## 6. Future Meeting Dates

- a. Wednesday, May 8
- a. Wednesday, June 5
- b. Wednesday, July 15

The meeting was adjourned at 9:00 pm