

Austin's Colony HOA General Board Meeting
Date: 9-9-2013

Call to Order:

President Bettye Pool called the Austin's Colony Homeowners Assoc. Board of Directors Meeting to order at 7:15 p.m.

ROLL CALL

Board members present:

Bettye Pool-President
Tony Tasillo-Treasurer
Bart Labowitz-Secretary
Peggy Bloomer
Brenda Brown
Eric Henderson
Mike Davis
Calvin Wade

Guests Present:

Mayor Jason Bienski
City Council Representative Greg Owens
Bryan Police Chief Eric Buske
Dale Picha-Director of Traffic and Transportation for City of Bryan
Jack Gressett, owner of Association Services

A quorum was declared and the meeting proceeded.

MINUTES OF THE LAST GENERAL MEETING were read by Bart. A motion was made to accept the minutes as read and the minutes were approved.

TREASURER'S REPORT

Tony Tasillo gave the Treasurer's Report. He stated that the HOA has \$29,715.64 in total expenses for this year. The HOA's Annual Income is at \$56,391. The board currently shows a net gain of \$30,376. Total assets for the board were reported to be at almost \$93,000. A motion was made to accept the Treasurer's Report and the motion passed.

An increase in the cost for sending CC&R violation letters resulted in higher than expected expenses for CC&R Enforcement. Another unforeseen charge was incurred when the HOA was charged for exceeding the number of checks (6) per month that can

be written from the Money Market account. Tony recommended that the board consider transitioning this account to Free Business Checking in order to prevent this from occurring again in the future. The interest being earned by the money market is low, so it makes sense to switch from this account to a different type of account for that reason as well.

CC&R REPORT:

Betty Pool gave the CC&R reported as board vice-president Richard Burnam was not in attendance. She reported that overall Austin's Colony residents have been doing a good job of maintaining their yards despite the harsh weather conditions this area has been experiencing. The complaints most commonly received by the board are in regard to boats, trailers, inoperable vehicles, and campers parked in driveways. Another issue that has been brought to the attention of the board is storage buildings that do not conform to the restrictions set by architectural control. Betty reported that there were a total of 11 violations, with three of those being second notices regarding the violation.

REPORT OF COMMITTEES

Tony distributed the Conflict of Interest Policy.

Peggy Bloomer discussed Neighborhood Conservation and the procedure required to limit the number of unrelated residents allowed per household.

PRESIDENT'S REPORT:

Betty shared various successes the board has achieved over the past year such as reducing the costs associated with the mowing and edging of the medians and common areas throughout Austin's Colony by hiring Green Touch to perform that service. She announced that the City of Bryan will soon increase the speed limit on Austin's Colony Parkway as the result of actions taken by the board. The costs associated with CC&R enforcement has been reduced this year as two board members have taken over the job of conducting visual inspections of the subdivision to check for compliance with HOA codes. Betty explained that new legislative updates have recently gone into effect regarding HOA covenants, but that Austin's Colony's Architectural Control must specify what will be allowable as well as what will not be permitted regarding such things as the maximum height for flag poles in front yards for example. Betty was told that these specifications should be provided to the HOA board in a few weeks.

UNFINISHED BUSINESS:

Dale Picha presented those in attendance with a brief history of the 30 mph speed limit on Austin's Colony Pkwy- and gave an update on the status of the increase to 35 mph on the

section between Boonville Rd. and Bullinger Creek. He shared that the speed limit on the section of Austin's Colony Pkwy. north of Bullinger Creek will be raised to 40 mph. One other change that will be made is that there will be a 30 mph school zone established in front of Rudder High School as this was a request made by Bryan ISD.

Frog Minatrea and Bettye met with Chris Liotta of Green Touch on August 30th to discuss solutions to water conditions at front entrance of Austin's Colony and along the first two medians. Green Touch will be sending an estimate for bubblers and extra sprinkler heads.

Bettye announced that three board members (Bettye, Bart, and Richard) will be stepping down from the board as they've now completed their terms of service. These resignations leave the positions of president and secretary vacant until new members can be appointed to take over their duties. Bettye invited any residents interested in joining the board to volunteer their services.

NEW BUSINESS:

Bryan's National Night Out will be Thursday, September 12th and Tuesday, October 1st will be the evening of our Neighborhood Watch.

Bettye asked if anyone in the audience is interested in volunteering to serve on the HOA board. Jacqueline Peterson offered to serve, and the general council voted her on to the board to serve a two-year term.

A home owner brought up a concern he has about the severe traffic around Settler's Way and Kuykendall each Halloween and asked that the board consider possible measures to deal with this issue in hopes of avoiding the congestion on Halloween night of this year, as well as in the years to follow.

A home owner suggested that the vegetation on the median of Austins Colony Parkway be trimmed as it is difficult to see oncoming traffic when turning left (opposite Krogers entrance) from Settlers Way and it is difficult to see traffic travelling from Boonville Road along Austins Colony Parkway when crossing from Krogers into Settlers Way. Someone said that they would make sure the vegetation is kept trimmed.

Comment [J1]: Not sure who this was

A homeowner brought up the fact that the creek near Bullinger needed clearing as it was full of trash, debris and is dammed in some places. Bettye said she would contact Bob Holmes at the city to see what could be done.

A homeowner commented on the state of the sidewalk in front of her property stating it was uneven and could present a danger. Sidewalks in front of property are the responsibility of the homeowner but homeowners should consult with Dale on the specifications for repair. Also Dale commented that there were some sidewalk grants available for repair but to contact him about any sidewalk repairs needed

ADJOURNMENT

The meeting was adjourned at 8:22 p.m.

Comment [J2]: Do you not include the talks given by Greg Owens "Business is Booming in Bryan" and Neighborhood safety by Chief Buske/