

**Austin's Colony Home Owners Association  
General Board Meeting  
Date: 9-14-2015**

Call to Order:

President Eric Henderson called the Austin's Colony Home Owners Association Board of Directors Meeting to order at 7:10 p.m.

**ROLL CALL**

Board members present: President: Eric Henderson, Vice President: Joseph Mitchel, Secretary: Jacqui Peterson, Members: Calvin Wade, Pat Dallas and Jason McConnell

Guests: Mark McCall (Bryan City School Board), Buppy Simank (Running for Bryan City Council), Eric Buske (Bryan Chief of Police), Melinda Hayes (Neighborhood Police Enforcement Office), Grant Carrabba (Architectural Control and Austin's Colony Developer), Toni Myers (Property Services Representative from BCS Equity Realty).

Attendance: 65 homeowners attended the meeting and 68 proxy votes were returned making a total of 133. The meeting needed a minimum of 131 homeowners including proxy votes to continue (26% of the 502 homeowners in Austin's Colony) and so President Eric Henderson declared the meeting had a quorum and could continue.

**MINUTES**

The minutes of the 2014 Austin's Colony Home Owners Association General Board meeting were read by Jacqui Peterson. There was a motion to accept the minutes as read and this was seconded and approved by all present.

**TREASURERS REPORT**

The Treasurers Report was read by Toni Myers. It was not the full report as Treasurer Tony Tasillo was in hospital. Expenses for the Fiscal Year included flag replacement, utilities, annual meeting expenses, Management Company and grounds keeping. There was a motion to accept the report as read and this was seconded and approved by all present.

**COVENANTS, CODES AND RESTRICTIONS (CC&R) REPORT**

The CC&R report was read by Toni Myers of BCS Equity Realty. BCS Equity Realty commenced with the HOA in August 2014 and they are responsible for monitoring CC&R violations. The top 3-4 violations in 2014-2015 were 1) Yards not being kept up, 2) Trailers in driveways, 3) Holiday decorations not removed in a timely manner and 4) Random unsightly items in yards or driveways visible from the road. 233 CC&R violations were reported since January 2015 and the violation was documented in the homeowner file.

If the violation is against City Code then police code enforcement or the city can bill or fine the homeowner. Code enforcement occurs only if there is an extreme situation.

### **PRESIDENTS REPORT**

Eric Henderson read the Presidents Report which included the following topics:

*Neighborhood Park on Thornberry Road:* The Austin Colony developers offered a small neighborhood park to be situated on Thornberry Road and said they would take care of maintenance for the 1<sup>st</sup> year.

*Halloween:* There have been problems with traffic flow on Settlers Way for many years during Halloween. In 2014 a decision was made to solve this problem by a) restricting access or b) trying to keep the road clear. Ultimately 2 off duty certified police officers were hired to cycle up and down Settlers Way to keep traffic moving. There were no arrests during Halloween 2014 and only 1 lost parent and the general feedback was favorable. The board intends to do the same thing this year with some tweaks. A discussion was opened up on this topic:

- 1) Can we restrict vehicles and have them park at Krogers and walk to the sub-division? – Danger of children getting run over crossing the Parkway
- 2) Can the visitors' park in the elementary school parking lot and walk to the sub-division? – An option but hard to enforce
- 3) Can we block Williams Trace entrance? – Not so much traffic last year so prefer it is not blocked

*Web Master:* Gary Thomas the webmaster of austinscolony.org was introduced.

*Election of Board Members:* 1 current member of the board needed to be re-elected for a one-year extension: Jacqui Peterson. There are also vacant seats due to the resignations of Mike Davis, Brenda Brown and Calvin Wade. Charles Grimes and Patti Wade had already approached the board to serve as members and Joe Contreras and Rick Grieg offered their services as a board member at the Annual Meeting. Ballot forms were distributed and homeowners were asked to vote.

The homeowners voted for Jacqui Peterson to extend her position for 1 year and Patti Wade and Charles Grimes were voted as new members of the Board of Directors.

### **GUEST SPEAKERS**

#### ***Chief Eric Buske***

Chief Buske reported on crime trends in Bryan and Austin's Colony. While the crime rate is low there has been burglary of motor vehicles in the neighborhood. He said that thieves are lazy, it is easier to open a door than break a window and so Chief Buske recommended locking vehicle doors and not leaving valuables in view. He stated that if you see something suspicious then call 911.

The homeowners asked several questions or made statements to Chief Buske:

- 1) There is increased speeding on Bullinger
- 2) There are no stop signs at the cul-de-sac entrances and people pull out onto main road without looking – This is not a police issue but a traffic engineers issue
- 3) When there is a break-in on a cul-de-sac who does one contact
  - a. Deanna stated that her house was broken into. Chief Buske advised homeowners to hook up security alarm systems if they have them
- 4) What is the policy on false alarms? – The first 3 false alarms are free. You need to register your alarm system with the City of Bryan at a cost of \$75 for 3 years. Chief Buske went on to state that knowing your neighbors is the best plan
- 5) Eggs have been thrown at vehicles
- 6) Is there a curfew on loud music? – There is an ordinance 24/7 for loud and unreasonable noise. The police tend to warn on a first offence and if repeated citations are issued.

### ***Melinda Hayes***

Melinda Hayes our local law enforcement office reiterated the issues put forth by Chief Buske. She brought flyers on security and video camera systems and said video systems help to solve crimes. She suggested that joining <https://austinscolony.nextdoor.com> would serve as a virtual neighborhood watch for our community.

Officer Hayes reported the following upcoming events:

- 1) National Night Out – Tuesday 6<sup>th</sup> October 2015 4 pm to 7 pm.
- 2) Texas Reds Festival 26<sup>th</sup> and 27<sup>th</sup> September 2015
- 3) Childrens Car Safety Seat Inspection (<https://tti.tamu.edu/2012/09/05/national-seat-check-saturday/>)
- 4) Car Pool Program – A program for the community which is available to anyone in the community (<http://carpool.tamu.edu/about>)
- 5) Sue Haswell Park – Spooktacular Traffic Safety Fair – Saturday 31<sup>st</sup> October 2015

Eric Henderson reiterated that property crimes are by far the major crime. Do not leave garage doors open and if something looks unfamiliar in your neighborhood call the police.

### ***Grant Carrabba***

Updates:

The neighborhood park on Bullinger is taking a while to get permits to complete and should be completed by the end of September., Breaking ground should occur in the next month when trees, shrubs and irrigation are installed

Questions from homeowners included:

- 1) What will be in the park – 3 benches and 9 trees and perhaps a pergola but that would be up to the HOA board.
- 2) What can be done about the collapsing brick pillars on homeowners property backing onto Austin's Colony Parkway? – After 10 years these are the

- responsibility of the homeowner. The board need to discuss whether to use funds to replace or repair these brick pillars for these homeowners.
- 3) Is there a plan to extend Thornberry to Old Reliance Road? – Carrabba does not own that land so could not comment but stated that it could be in the City's plans for the future.
  - 4) Is there going to be a home built on the land opposite the movie theater which will face Austin's Colony Parkway? – Yes there has been planning permission for one house with a circular drive so that the do not have to back out onto a main road.
  - 5) For phases 14 and 15 how many homes will there be? There will be 67 lots adjacent to Archers Circle on the other side of the small creek.
  - 6) Will the property opposite the high school be developed by Carrabba? – Yes it will but that is about 5 phases away.

Eric Henderson introduced Pat Dallas who is chairman of the new Good Neighbor Committee a recently organized group who were responsible for the provision of the new and subsequent newsletters to the community.

With elections coming up we invite but do not endorse candidates running for public office to speak at our annual homeowners meeting.

#### ***Mark McCall***

Is running for the School Board and stated although there are issues in the school district we had great schools and that he had a passion for our school district and that is why he running for the school board.

#### ***Buppy Simank***

Is running for an at large position with Bryan City Council and stated that he wants to give back to the community – he will have an 'open door' policy.

#### **OLD BUSINESS**

The Conteras of Pleasant Rose stated the alleyway next to their home as a shortcut for school children to get safely to school is still an issue and motorcycles have been using it. Officer Hayes stated that the City will not close it. The community worries about this shortcut because of the transient nature of the other neighborhood and Officer Hayes said to call the police if anything suspicious in that area – meanwhile let us as neighbors move forward to restrict it to walkers only and not wide enough for motorcyclists to get through.

#### **NEW BUSINESS**

##### ***Enforcement of HOA Dues***

The Board of Directors of the Austin's Colony HOA has decided the time has come to start enforcement of unpaid dues. There were 51 cases of unpaid dues of more than 90 days last year. The board has retained Joe Patronella of Watson Law Firm to chase up overdue HOA dues.

##### ***Future Dates for Board Meetings***

Dates for future quarterly meetings are on the HOA website and will be:

Tuesday 6<sup>th</sup> October 2015  
Tuesday 5<sup>th</sup> January 2016  
Tuesday 5<sup>th</sup> April 2016  
Tuesday 6<sup>th</sup> July 2016  
Tuesday 4<sup>th</sup> October 2016

Quarterly meetings are held at Equity Realty at 3016 E Villa Maria Road at 6.30 pm – Homeowners are welcome to attend.

Next Annual HOA Meeting will be Monday 12<sup>th</sup> September 2016 at Harvey Mitchell Elementary School at 7 pm.

***Flags at the entrance of Austin's Colony***

There has been an issue with flags such as who is in charge of making sure they are replaced, when they should fly at half-mast etc., One board member is in charge of replacing flags but no-one is responsible for raising and lowering flags when there is a call for flags to fly at half-mast. The boy scout troop do not want the challenge. There was a call for a volunteer/s to take care of ensuring flags were at half-mast when needed.

***Vegetable Garden in Front Yard***

A question came from the floor about having a vegetable garden in their front yard. This will need more discussion by the Board.

There being no further business, President Eric Henderson adjourned the meeting at 9:50 pm