

**Austin's Colony Home Owners Association**  
**Annual Homeowners Meeting**  
**Date: 9-12-2016**

- I. Call to Order
  - a. President Charles Grimes called the Austin's Colony Home Owners Association Annual Homeowners Meeting to order at 7:05 p.m.
  - b. Attendance: 67 homeowners attended the meeting and 68 proxy votes were returned making a total of 135. The meeting needed a minimum of 135 homeowners including proxy votes to continue (26% of the 518 homeowners in Austin's Colony) and so President Charles Grimes declared the meeting had a quorum and could continue at 7:37pm.
- II. Roll Call of Board Members
  - a. Board members present: President: Charles Grimes, Vice President: Joseph Mitchel, Treasurer: Rick Greig, Secretary: Jacqui Peterson, Members: Patti Wade, Marissa Maguire.
  - b. Guests: Andrew Nelson (Mayoral candidate, City of Bryan), Councilmen Greg Owens (Single Member District 3), Councilmen Buppy Simank (At Large Place 6), Bob Holmes (City of Bryan Parks and Rec Dept), Officer Sharon Hauke (City of Bryan Code Enforcement), Officer Melinda Fox (Bryan Police Dept NET Officer)
- III. Guest Speakers
  - a. Andrew Nelson (City of Bryan Mayoral candidate) introduced himself and his platform for running for city office. Candidate Nelson has a business background and enjoys service. He serves on the Bryan Business Council and works with Economic Development to improve focus on ageing infrastructure.
  - b. Councilmen Greg Owens (Single Member District 3) praised Patti Wade for being an outstanding board member by ensuring Austin Colony's concerns were well communicated. He also discussed the resurfacing of Austin's Colony Pkwy, a matter that will be voted on in October and the repairs will begin in January 2017.
  - c. Councilmen Buppy Simank (At Large Place 6) introduce himself and thanked Austin's Colony homeowners for their support.
  - d. Bob Holmes (City of Bryan Parks and Rec Dept) discussed the department increasing the number of mows from 8 to 12 for current year as well as a number of ongoing projects which include: Old Reliance median being remedied, replacing exercise equipment, replacing playground by skating rink, renovating turf and irrigation, replacing fence on archery range, remove metal edging, implementing monarch weigh stations, Bryan Aquatic Center renovation, and the opening of the new skate park at

Williamson park. Mr. Holmes accepted questions from the crowd regarding bat habitats to combat mosquitos (Zika threat).

- e. Officer Sharon Hauke (City of Bryan Code Enforcement) discussed “see something say something” as well as what the department oversees including: nuisances, weeds and grass, trash and debris, junk vehicles, and other code violations.
- f. Officer Melinda Fox (Bryan Police Dept NET Officer) explained that overall the city is experiencing an increase in burglary of vehicles, with more than 50% of DMVs being unlocked vehicles. Austin’s Colony has seen increase in suspicious calls at the park, after park hours (end at 11pm), one incident of criminal mischief. Officer Fox confirmed that solicitors are required by City of Bryan to have a permit and must furnish permit when asked, with exception of Alarm companies who must be certified through the state. Recent incident of tire and rim theft, specifically newer Chevy models are popular targets. Upcoming events include: National Night Out on 9/17 in Target parking lot from 9am-1pm including live fire demonstration. National Night Out is Tuesday, October 4<sup>th</sup> and you can register an event via Nextdoor; Car seat Check on 9/24 from 8am-11am in Target parking lot. Texas Reds Festival 9/23-9/25. Coffee with a Cop on 10/13, nationwide effort to make officers available to the public, from 8am-10am at the Health Dept. Officer Fox discussed parking violations on roadways. Junk vehicles on private property or driveway are for Code Enforcement. Parking violations will be first tagged and given timeframe to correct. Questions included parking concern on cul-de-sac for emergency vehicles to be able to pass.
- g. Buppy Simank (At Large Place 6 Councilman) thanked the city for having inmates come out and clean the area, thanked for helping him get elected, offered further assistance.

#### IV. Approval of Minutes

- a. The minutes of the 2015 Austin’s Colony Home Owners Association Annual Homeowners 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.

#### V. Treasurer’s Report

- a. The Treasurers Report was read by Rick Greig. Expenses for the Fiscal Year included repaired flagpoles and purchasing stock of flags for par levels, pillar repairs for Austin’s Colony Pkwy, legal fees resulting from collecting dues, irrigation repairs, and increase in legal fees for tax preparations due to the filing that was not done for previous 2 years. Current year projects to include \$4000 contribution from Carrabba as a partnership to improve landscaping. Carrabba pledged \$4000 for the next 2 years, for a total contribution of \$8,000. Other current year items include an increase in budget cost due to quarterly newsletters, hoping that

irrigation repairs will lower cost moving forward, offered fiscal budget copies for all who wanted it. Current balances include \$95,304.18 in checking/operations and \$27,194.25 in savings/reserves. There was a motion to accept the report as read and this was seconded and approved by all present.

VI. Austin's Colony Covenants, Codes & Restrictions (CC&R) Report

- a. The CC&R report was read by Deborah Selesky of BCS Equity Realty. BCS Equity Realty commenced with the HOA in August 2014 and they are responsible for monitoring CC&R violations. There were 437 violations reported YTD, with a decrease in violation trend in previous months. Top violations YTD 2015-2016 were unkempt yards, debris, toys in yard, and trailers in driveways.
- b. 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.

VII. President's Report

- a. Charles Grimes read the Presidents Report
- b. Recognition of outgoing board officers: Jacqui Peterson outgoing secretary and Eric Peterson outgoing president.
- c. Mission of the Board of Directors- Can be accomplished through actively participating residents and active board that constitutes action.
- d. Delinquent HOA dues from previous year: reduced to no dues outstanding more than a year in agings, offered payment plans for those past due. Moving forward, annual dues will be due 30 days from Jan 1. After 60 days unpaid a fee will be assessed. After 90 days unpaid, dues will be referred to collections.
- e. Compliance with CC&R's: Board is developing accountability process for repeat violations that is consistent among other HOAs and subdivisions that we can follow for repeat violations. Creating consistent and simplified CC&Rs moving forward.
- f. Architectural improvements for new phases- any phases less than 10 years old requires approval by Carrabba interests (development), after 10 years the board of directors assumes approval power.
- g. Partnership for landscaping improvements starting with phase 7 going towards new developments. This includes installing plants, trees and limited irrigation.

VIII. Election of New Board

- a. Elections of new board of directors. Explanation of members that were filling expired terms who, with this election will be elected to a new term. Explanation of ballot layout including term continuance and new elections for 3 additional member spots that are currently unfilled. Election was completed.

IX. Old Business

- a. Enforcement of HOA dues- covered by President's report.
- b. Board Meetings- dates and times being posted for quarterly meetings.
- c. Flags at entrance- previous concern with raising/lowering and condition of flags. Pulley repair performed, lock boxes installed, par levels of flags purchased. Eric Henderson, outgoing president, volunteered to lower and raise flags.

X. New Business

- a. Halloween- paying for 2 off duty officers to patrol on bikes will continue.
- b. Developer paying for signage that will be installed at Thornberry entrance of limestone and rustic letters.
- c. Question asked about possibility of a community pool. Response that this was brought up in previous years and approximately 3 years prior that letters of interest were sent out and business was voted on. The business was voted down due to liability and cost.
- d. Question asked about how Board will enforce CC&Rs and reduce overnight parking on the street. Response that Board is working on creating an accountability process to include a fine structure. This requires amending the CC&Rs as they are different between phases and that the Board is working with a legal team to advise on the best route to accomplish this.
- e. Question asked about dead trees in yards. Board confirmed violations have been issued.
- f. Question asked about receiving a hang tag for unkempt lawn and making sure there is consistent enforcement and paying attention to weather and effects on being unable to mow prior to issuing tags.
- g. Question asked of when Equity does the weekly drive through. Response of days and time may vary and being able to work with Equity on identifying the best day, possibly Tuesdays, to perform the drive through.
- h. Question asked of how many people perform the drive through and what is required. Response of working with Equity to educate on enforcing with consistency. Issue with how residents can reach Equity to discuss violations and if they do not receive a timely follow up to involve the Board via email.
- i. Question asked about front entrance with construction- no turnout cut, can board be proactive in preventing potential traffic hazard.
- j. Question asked about what can be done with overgrown flower beds for repeat and continual violations. Discussed implementing fine structure to hold residents accountable.
- k. Question asked from homeowner about the lot behind their yard that they previously maintained, where home is now being built, and lot not maintained. Also noted that lot on the corner of Colony Creek and

Austin's Colony Pkwy was maintained by her husband for several years and has since stopped. Equity and Board confirmed that certified letter was sent to home/lot owner to rectify.

XI. Adjournment

- a. There being no further business, President Charles Grimes adjourned the meeting at 8:26pm.