

**Austin's Colony Home Owners Association
Annual Homeowners Meeting
Monday, September 11, 2017 at 7pm
Mitchell Elementary School**

- I. Call to Order – Quorum count
 - a. As a quorum was obtained, President Charles Grimes called the annual homeowners meeting to order at 7:43pm.
- II. Roll Call of Officers and Board Members
 - a. Present- Charles Grimes (President), Joseph Mitchell (Vice President), Marissa Maguire (Secretary), Rick Greig (Treasurer), Joe Contreras, Patti Wade, Donald Burnett, and Drew Kitterman.
 - b. Absent- Jason McConnell.
- III. Opening Remarks – Charles Grimes
 - a. President Charles Grimes welcomed and thanked the homeowners in attendance and gave a brief overview of the agenda.
- IV. Introduction of BCR – Charles Grimes
 - a. Committed to consistent communication with the new management company of BCR and introduced Suzan Reed and Mark Thorndike.
- V. Guest Speakers – Charles Grimes
 - a. Mayor Andrew Nelson
 - i. Introduced himself and recapped his visit to the annual meeting in 2016. Sent regards for Greg Owens who was unable to make it. Gave personal recollection and remembrance about 9/11/11 tragedy. Explained “stealth dorm” concept and the various definitions that are circulating about this term. Educated residents on what abilities we have to protect and restrict our neighborhood to prevent stealth dorms. Educated that this process requires a super majority of 66% of residents to sign and approve and then be presented to City Council for review and approval. Encouraged contacting City Secretary for packet of information on this process. If a neighborhood is a residential conservation district, unrelated persons are restricted to no more than 2 in a single-family dwelling, otherwise it could be up to 4 persons. Currently, 5 phases of Austin's Colony are already covered, but all other phases are not. Mayor then introduced Buppy Simank. After Buppy's speech, the Mayor gave an overview of the makeup of the Bryan City Council. President Charles Grimes presented the Mayor and Buppy with a certificate of appreciation and thanked the city for providing the financial cost of installing the new meters at no cost to our HOA.

- b. Councilman Buppy Simank
 - i. Provided an update on new lots of phases 13-18 of approximately 206 new lots developed. Commented on new wing and flooring at the Elementary school. Built new St. Joseph Emergency clinic in front of AC entrance. Resurfaced of basketball and tennis courts, playground equipment replaced at several locations, new trail that connects AC to Sam Rayburn school, street maintenance on Austin's Colony Parkway, Austin's Creek Dr, and Austin's Estate Dr that were resurfaced. Mentioned cleanup of creek down Austin's Colony Parkway and added sidewalks down one side of the parkway. Discussed the problem of trash behind the movie and shopping center that is now being patrolled and monitored on a weekly basis to help hold businesses accountable for maintaining their back docks. Discussed new lighting being added on FM 158 that will be implemented soon in large part to the matched donations by the state. Not only includes roadway lighting but also sidewalks and lighting for pedestrians. Thanked residents for opportunity to serve this community.
- c. Bryan PD NET Officer - Melinda Fox
 - i. Provided an update on vehicle burglary increases that have been going on in our community. Thieves are looking for wallets, purses, Yeti coolers, firearms, backpacks, etc. Encouraged residents to be aware of what the thieves are looking for. Reminded residents that she is a certified safety seat technician and can be available through appointments to educate and teach parents on installation and safety. Confirmed that she will be in attendance to the National Night Out event that AC will be having on Oct 3. Gave warning about Halloween to remind it is coming up soon and to prepare for increased traffic in the neighborhood. Holiday safety reminder to please stay in touch with family and friends, take a friend with you if possible. Educated on security breach from Equifax and how to look up if your identity or information could be compromised. Nextdoor is a virtual neighborhood crime watch tool for neighborhoods where residents can post and communicate privately. Nextdoor allows law enforcement to share information with residents of different neighborhoods. Code Enforcement Officer is Jim Frodge in place of Sharon Hawke due to her retirement. Melinda brought information about "home safe" and the "don't monkey around with safety in your neighborhood" books from TXDOT.
- d. Austin Colony Developer Carrabba Group – Grant Carrabba
 - i. Introduced himself as the developer of the AC subdivision. Last year put in 67 lots and will put in 61 for 2017 and 41 more lots next year in 2018. Spoke about donation of \$4000 to the landscaping improvements and will match that donation again in 2018. Will put in another Austin's Colony

sign where Greenbriar and AC meets. Also mentioned the building of the walkway to the school. For future development after phase 18 is done there will be break for around a year and then start developing the 92 developable acres by Rudder High School. Alleyway maintenance that are under control for the developer, at the cost to the developer. Did bring up the alleyway that they will not maintain due to not owning the alleyway. Resident brought up question to not allow builders who are not complying with punch lists or requests to not allow them to build in AC in the future. Grant was not sure of the inquiry in question as all builders have complied with standards and offered to discuss with the resident at a future time. Asked for standards about undeveloped lots and requirements as far as maintenance. Grant educated about specific lots in phase 15 where builders are dumping items that are not allowed and how they have worked with City of Bryan code enforcement to hold builders accountable. Resident inquired about alleyway maintenance where there is a gate up between Alfea Ct and Ambrose. This area will be maintained by the Carrabba family moving forward, which is contradictory to the communication initially published in the HOA newsletter. Resident asked about a specific lot near her home of 3 acres which Grant confirmed was a residential lot for the Austin's Estate subdivision.

- e. Nextdoor.com Admin – Jacqui Peterson
 - i. Benefits of Nextdoor is crime safety, recommendations of contractors, and pet directory for lost and/ or found pets. Discussed major issues of the number of emails they receive and explained how to change your settings to customize what information you receive and the multiple other available options. Flyers available to sign up at the back and unregistered residents will receive a post card within a week.
- VI. Reading and Approval of 2016 General Meeting Minutes – Marissa Maguire
 - a. Eric Henderson motioned to approve the minutes and was seconded by Chris Davis, all in favor, none opposed, motion carried.
- VII. Treasurers Report – Rick Greig
 - a. Presented account balances as of 8/31/17 of \$11,384.37 in Checking and \$92,440.88 in Savings.
 - b. Reviewed budget report of actuals YTD compared to budgeted amounts. Accounts that exceeded budgeted amounts include: Legal fees and Landscaping.
 - c. Charles commented on the landscaping improvements for a 3-year project of \$15,000 total along with the contributions from our developer.
- VIII. HOA Management Company Report- BCR
 - a. BCR is new management company that took over in July, so they are two months in. BCR just got last documents from previous management company yesterday

and clean up a lot of records. Still need to verify information for residents, past dues, delinquencies, and collection efforts. Introduced Mark Thorndike and gave an overview of the 6 members on their team that manages multiple HOAs in our area. Mark handles drive throughs and violations and when a violation occurs he will send a notecard with details of the violation and timeframe for compliance, will follow with a second notecard if not complied with and would then escalate to a letter from a law firm. Resident inquired about online payments for HOA dues, which will be implemented starting in 2018, the link will be available on the AC website.

IX. President's Report – Charles Grimes

- a. Change in management company to BCR based on feedback from residents about dissatisfaction with previous management company.
- b. Landscaping improvements that will occur over the next 2 years. Next phase will start down Bullinger.

X. Call for nominees for board from the floor – Marissa Maguire

XI. Board of Directors Nominee Introductions

- a. Charles Grimes- Introduced himself and how he originally became involved with the board. Committed to continually improving on timeliness of response and improving communication.
- b. Kenneth White- Wants best for neighborhood and will work hard for residents.
- c. Karen Compton- Moved here 3 years ago and really loves the community and wants to be a part of it.
- d. Patti Wade- served on board for 2 years, lived in AC for 14 years, in charge of lawn and maintenance, newsletter, flags. Liaison between city and developer and really loves the community and listening to people and ideas.
- e. Joe Contreras- been on board for 2 years, committed to being here for us, encouraged communication.

XII. Old Business – Charles Grimes

- a. Halloween 2016
 - i. Two off duty officers on bikes will patrol for 3 hours.
- b. Developer to pay for signage installed at Thornberry Entrance
 - i. Grant Carrabba previously mentioned.
- c. Question of Community Pool
 - i. Board initiated interest survey and results will be covered in new business.
- d. Question of CC&R enforcements regarding street parking
 - i. Board looked into and ran into difficulty because of different phases and restrictions. Will be covered in new business. Worked with City Code Enforcement on more narrow streets due to safety.
- e. Question of Dead Tree in yards
 - i. Violations were issued, ties into enforcement in new business.

- f. Question about hangtag for unkempt lawn and paying attention to weather regarding enforcement
 - i. Changed management companies to BCR that has a better and more consistent system in place to address violations.
 - g. Question of timing of weekly drive through
 - i. Mark Thorndike will be enforcement with BCR.
 - h. Question of logistics of drive through process
 - i. Mark Thorndike will be enforcement with BCR.
 - i. Question about construction at front of Austin's Colony
 - i. Building is Physicians Premier ER Clinic
 - j. Question about repeat violators of CC&Rs
 - i. New streamlined process with BCR that will track trends and make follow ups easier and more consistent.
 - k. Question asked about lot behind yard that homeowner previously maintained as well as lot on corner of Colony Creek and AC parkway
 - i. Board talked one on one with these residents.
- XIII. Election of Board Members – Marissa Maguire & BCR
- a. Board currently has 4 positions to fill due to 3 expired terms and 1 Board member relocating.
 - b. Patti Wade, Joe Contreras, and Charles Grimes (current board members) elected to a new 2-year term along with Karen Compton.
- XIV. New Business – Charles Grimes
- a. Results of vote to approve new enforcement policy
 - i. A copy of the policy that was sent out was included in the packet sent out this past spring. This policy would allow for a financial penalty to be assessed for repeat violations or non-compliance vs the only current avenue, which is litigation. Inadequate number of votes/responses received on this policy to render a ruling, despite being talked about on Nextdoor and being very strongly supported by the Board.
 - b. Results of Community Pool
 - i. Voted down 118 to 78.
 - ii. Board considered pool by issuing interest survey and it was not passed.
 - c. Discussion of Enforcement Policy – Call for vote for policy
 - i. Enforcement policy was sent out to homeowners along with pool interest survey and 2017 dues statement, but did not pass.
 - ii. President called for a vote on this policy, as a quorum is present, to be able to assess fines for repeat violations.
 - iii. Resident commented that motion was shot down previously so “give it up”.

- iv. Resident asked question about how can we currently enforce, Charles replied that other neighborhoods have fine structures implemented. Resident said that the bigger we grow the more we need to consider it.
 - v. Resident brought up concern about not having a clear policy that showed the fines at each step.
- d. Halloween
- i. Like previous years, two off Duty officers will patrol for 3 hours on bikes.
- e. Recap Phase I of landscaping upgrade
- i. Total improvements in current year of \$14,350.
 - ii. Gave overview of future landscaping plans starting January 1. Also going to propose to City of Bryan for a \$5000 grant for neighborhood improvement.
- f. National Night Out Event at AC park October 3rd
- i. Marissa gave overview of event, location, sponsors, committed donations
- g. Moving of October Board meeting to October 10th
- i. Moved due to conflict with National Night Out Event.
- h. Open floor to Resident Business
- i. Resident asked about green space between Greenbriar and Austin's Colony
 - 1. Grant said this is part of Greenbriar not AC but they will be putting in a park.
 - ii. Resident complimented new landscaping but inquired what killed the crepe myrtles and where new landscaping will go on Bullinger. Patti offered to discuss with that homeowner later.
 - iii. Architectural Approval Committee (ACC)- Charles gave overview of the purpose of the committee, Marissa commented on what the scope of work would include as part of being on the committee, which is reviewing plans/ designs for proposed architectural works (commonly pools, sheds, etc.) to ensure they align with the phases CC&Rs. The ACC makes a recommendation to the Board on each case on whether to approve or deny and the Board will vote and determine final approval or denial.
 - iv. Resident inquired about the fences on the main thoroughfare and projected cost of replacement. This is the responsibility of the homeowner. Board does assume responsibility of the brick columns and will and have approved repairs to them.
 - v. Resident inquired about new trees planted by the new ER clinic which will eventually develop. Grant spoke that when they sold the property the responsibility that transferred to the ER clinic. Grant expanded on the point system that exists that will force the ER clinic to replant and maintain at their own expense.

vi. Resident inquired about the land across the street from the elementary school

1. Grant confirmed it is commercial but they do not have any plans for it currently.

XV. Adjournment

a. Chris Davis motioned to adjourn the meeting, Clayton Smith seconded, and the meeting was adjourned at 8:34pm.