

Minutes for Annual General Meeting
Austin's Colony Home Owners Association
September 10, 2018
(Quorum Not Established)-Information Only!

1. Meeting started at 7:05 pm with Opening Remarks from Rick Greig. Rick Greig explained that due to Charles Grimes President of board resigning he will conduct the meeting as representative officer of the board. Welcomed everyone to the meeting and reminded homeowners to sign in and turn in any proxy's that they may have. This is to help establish a quorum.

Guest speakers: Mayor Andrew Nelson and Councilman Buppy Simank were introduced at this time. Thanked the Mayor for attending National Night Out.

2. Mayor Nelson thanked everyone for attending and introduced Buppy Simank to give local update. Apologized that Councilman Greg Owens could not attend due to a work issue. This is Councilman Simank's third year on the council and will run again unopposed. One of the issues addressed was the road noise on Austin Colony Parkway. The lights on FM 158 has been completed. It has taken about three years to complete. TTI put up the majority of the money and the city contributed around \$600,000. Mayor Nelson said it has been a pleasure working with Austin Colony and it is a wonderful subdivision

Questions:

Homeowner – Asked about a property on Old Reliance area and the plans for it. Mayor Nelson said they are working with the developer and that the homes remain as a "Single Home" and that the road conditions are monitored.

Homeowner – what options are there for the speed limits regarding the area and speeders. Councilman Simank answered that they have sat down with police chief and set up monitoring signs and have motorcycle police also monitoring the area.

Homeowner – concerned about the speed limits that are set. Feel that they may be set too high.

Councilman Simank - Constantly try to monitor data and a traffic study can also be done.

Mayor Nelson asked as an informal survey that if a four lane 40 speed limit is reasonable. Took an informal poll by show of hands and it was split. Mayor Nelson said that maybe some research is called for as a safety issue is very concerning. TXDOT has consensus that if 85% drive at a certain speed limit and that is how the speed is set.

Homeowner – not sure if you can do anything about this but along Thornberry people throw trash and let animals poop on the yard.

Mayor Nelson – we have several ordinances in the city, but we need to have respect for the law and the ordinances. Want to hear what people concerns are and are always looking for ways to better improve things.

Homeowner – asked about the recycling program survey that had been sent out. Are there any updates?

Mayor Nelson – A survey was sent out and polled how many people would be willing to take an increase fee. Have not had the official results of the survey yet. We will also have to look at a new recycling location. Cost of putting the program in is expensive. Mayor Nelson again asked for an informal vote by show of hands if people were willing to pay an increase for recycling. The majority of informal vote agreed that they are willing to pay an increase for a recycling program.

Councilman Simank interjected that just for a trash truck alone the expense is \$250,000. The cost is something that really needs to be researched to make sure that the public would want and use it.

Homeowner – Brazos Valley Recycling is doing certain areas and the fee is around \$11.00 a month.

Mayor Nelson – Anytime the two cities can partner together and makes this more efficient is something that he will support. At one-time College Station there was no option, you had to do recycling.

Homeowner – Which entity is responsible for road work on Thornberry and FM1179. The current repairs that were done has made the road very rough and is raised up. Makes it difficult at times to pull out to FM 1179

Mayor Nelson – Not sure what can be done about Thornberry. The state maintains FM1179. But the city can investigate it and see what can be done. Council Owens is on committee of Planning Organization and TXDOT. They work on how the resources can be spent. Will pass this on to Council Owens can investigate.

Thank you for your support and prayers for the first responders.

Officer Stacy Downing accompanied Officer Melinda Fox. Officer Downing will be taking over the responsibilities of what Officer Fox had done. Had materials for handouts for safety issues. Office Downing has been with the dept for 9.5 years. Trying to control speeders. Did have one vehicle stolen due to vehicle was unlocked. Other burglaries were due to things left outside. Homeowner's cameras are very helpful in researching any type of burglary or things going on around the neighborhood.

Homeowner – On Thornberry there is a lot of drag racing going on from around midnight to 2:00 am. Officer Downing said they would try to monitor that.

Homeowner – Some areas in Austin Colony does not have access to "Next Door".

Homeowner – At one-time officers would come do safety inspections to help and receive a discount on insurance

Officer Fox – Most insurance most insurance companies do not offer discounts but they Officer Fox will be more than happy to set up a safety inspection for your home.

Marcus Walker will be the representative for Parks City and Recreation. Previously it was Bob Holmes. Some of the improvements are the irrigation areas to help with flooding. All Sports Pavilion has been repainted. The Nature Trail walk part is a flood issue and looking at the natural aspect of it. This is so we can truly make improvements without wasting money and effort. Troublesome areas of dead trees, down trees and flooding. The public works just completed the cleaning of the drainage areas on Austin Colony Parkway. Should receive some additional money to help with other projects such as soccer fields and disc golf. The in-line hockey ring researching options on different usages for it. Any ideas and input for Parks and Recreation are welcomed. Have a small staff so any input we can receive helps so that concerns can be addressed earlier. We have been doing some contractual maintenance around Settlers Way and around the Rudder High School. Camp Night is scheduled for October 13. This is a great event for little children.

3. Grant Carrabba, Austin Colony Developer Group

2017-2018 has been a pretty good year. 2018 will be putting in 60 lots. 36 lots on Bullinger for been put in. Not have a lot of updates for the year.

Homeowner – Southwest corner by Thornberry and Bullinger is a mud hole. Is there anything going to be done.

Carrabba – Have repaired it quite a bit. Eventually it will be made into a round-about area. This should help with the problems.

Homeowner – At one time a sign was going to put between Greenbriar and Austin Colony. What are the plans for that?

Carrabba – Waiting for approval from City of Bryan. Several suggestions have been submitted and City of Bryan did not approve. One suggestion was to put in the City Park Area between Greenbriar and Austin Colony. The city rejected that suggestion. Have asked a homeowner if possible to put on their lot. The homeowner did not approve. We are still in the waiting process to see what the City of Bryan will approve.

Homeowner – With all the developments in housing are there precautions taken for preservation of the wild animals and area.

Carrabba- Yes, we have 100 acres that will not be developed. Area across from Rudder is considered flood plan so it will be remaining green and area for animals.

Homeowner – Is the lot on the corner across from Mitchell Elementary still up for sale and is it still zoned as a Commercial Lot.

Carrabba – Yes, it is still up for sale and zoned for Commercial. Currently there is no interested buyers and does not see in the immediate future any change in that status.

Homeowner – what type of commercial business may be built there?

Carrabba – Any type of business that qualifies for the zoning is eligible. Opinion a convenience store, or dry cleaners.

Homeowner – so we really don't have any say in the matter but see upcoming issues regarding the selling of the land.

Carrabba – we are not in a hurry to sale it and does not see it happening anytime soon

Homeowner-Are you going to keep extending Thornberry

Carrabba -Mr. Rizzio owns part of the land, but yes it will keep expanding all the way to Castle Hills

Homeowner – will you build behind Archer?

Carrabba – yes there will be hoes

4. Premiere Physicians – Misti Swick and Tracy Putz

100 % physician owned facility. We have 11 locations t throughout the state of Texas. Such as Corpus Christi, San Antonio and Dallas area. We are a full server emergency room. Premier Physicians takes all type of commercial insurance. We are here to help and would like to help answer and questions you may have about Premier Physician. There is a Medical Director at each facility and our director has asked us to partner with the community area. Anyone from the Austin Colony subdivision that comes to Premier Physicians the co-pay is waved and receive a 20% discount on bill. Please mention that you reside in Austin Colony. Any questions?

Homeowner – Is it true you do not take Medicare?

Tracy Putz – It is true we do not take Medicare, Medicaid or Tri-Care. We are a fully licensed in the state of Texas, but at this time the federal government has not approved for our facility to take Medicare, Medicaid or Tricare. If you should ever have an emergency, please stop and we will take care of you. Please do not pass us up because of insurance issues.

5. Rick Greig gave an update of HOA. He announced that a quorum has not been established. Official business such as electing officers and approving the minutes cannot be done. President Charles Grimes resigned along with several other board members throughout the year. The HOA Board has tried diligently to keep the expenses low as feasibly possible. Management Company (BHS) has been very helpful in getting the collection of HOA dues. The delinquency rate has improved immensely. The webmaster is working hard to keep the site up to date and current.

Rick Greig, treasurer presented the budget report. The report date range is from 1-1-2018 to 8-31- Delinquency rate last year was 15% and currently it is 4%. Management company actively pursued delinquent HOA dues. The legal fees for the year has also decreased.

6. Patti Wade gave update on landscaping projects.

7. Joe Contreras gave update on flags. There was a concern that the flags were not been flown at the right height correctly. We contacted a company to verify that everything is correct with height and placement. We have put locks on the flag changes so that flags could not be stolen. Joe Contreras said if anyone has any concerns or issues please contact the HOA board and we will work together to resolve any issues.

8. Nextdoor.com Admin – Jacqui Peterson We have 135 households signed up with Nextdoor.com We are working with M. Fox to expand the boundaries so that the new development areas will have access to Nextdoor.com. In the meantime, if you cannot get access please contact Jacqui Peterson and she will help.

Committee Information:

Rick Greig stressed the need of needing help with different areas. With committee help it will make a successful community. Rick Greig handed out sign-up sheets so that people may volunteer to help.

The committees are: Architectural Committee, Decoration Committee, Night Out Committee

Since a quorum was not established Rick Greig explained the procedures for the next meeting. The meeting can be held so sooner then 5 days after current meeting and so later then 30 days. The HOA Board regular meetings are held every two months. The dates are listed on the website. Everyone is welcome to attend the regular board meetings. Meet at the BHHS office.

Homeowner questioned about the HOA dues being raised. Felt that it was already at the max according to the By-laws. Also asked how the dues could be raised without informing the Austin Colony homeowners and voting on it.

Rick Greig said according to the By-Laws 15.0C the Board of Directors can raise the HOA dues up to \$130.00. Did a three-year projection of what the cost of expenses will be with the addition of the new homes. To stay solvent, we need to raise the HOA dues.

Homeowner asked to board to review the By-Laws again to make sure that things were being done correctly.

No action can be taken since a quorum was not established. A later meeting will be scheduled. The meeting was adjourned at 8:25 pm