

**Annual Meeting Minutes
Austin's Colony Homeowners' Association
September 8, 2020**

The meeting was called to order at 6:05pm by Patti Wade, President. She welcomed everyone to the Zoom call. She thanked everyone for attending. She thanked the Board members, Stephen Yohner, Karen Compton, Linda Caraway, Bruce Worley, Jeff Skelton, Don Burnett, and Cathy Bruton for serving on the HOA board for the 2019-2020 terms. Dawn, Cathy and Linda will not be returning. Their service was recognized.

Briley Blackshear of Berkshire-Hathaway confirmed that a quorum had been established.

There was motion presented by Stephen Yohner to approve the minutes of the 2019 Annual Meeting. The motion was seconded by Chris Davis. The motion passed unanimously, and the minutes were approved.

Patti Wade stated it has been a productive year with the management team's help and guidance; she thanked them. We currently have approximately 675 homes in the development. There are 407 homes to be developed in the future in the new phases. As we grow as a development, operation costs increase. There is a drive thru by the management company every two weeks to check for violations to the CCR's.

All HOA files are now on the website thanks to Gary Thomas who was recognized for his years of volunteer work as webmaster.

The construction of Christian Brothers automotive at the entrance to the development caused two of the large oak trees to die. Our developer, Grant Carrabba, has committed to talk to Christian Brothers and the City of Bryan to formulate a solution to remove the trees and a possible replanting. In the previous meeting earlier in the month, Grant advised that the roundabout discussed at the 2019 meeting is not going to proceed at the intersection of Bullinger and Thornberry. He also committed to financially assist with landscaping and beautification of the development.

The maintenance of the alleyways and the easements are designated to be the responsibility of the HOA after 10 years of ownership of that phase by the developer; this will add costs. An agreement will need to be made as to how this transition will occur.

Karen Compton, Treasurer, presented financial information via charts on Zoom. Profit/Loss statement was presented from January-December. Income \$86262; expenses \$96330. We experienced a loss. Due to higher expenses than we projected, we had to draw from reserves. It is very concerning when the dues do not meet expenses. The balance sheet

shows we do have money in reserves from which we draw every year in order to meet expenses. Every household needs to pay their dues. Our major expenses (80% of budget) are landscaping and management fees, both of which are necessary.

Committee Reports

Christmas Decorations – we did not spend additional money on new decorations, added new ribbon and ornaments to existing decorations with the small budget allowed.

Lawn and Maintenance – Grant Carrabba donated \$4000 to replace dead shrubs and repair of irrigation issues. Grant committed to landscape the new areas upon development. We do have a \$750 allowance for replacement of shrubs. Patti Wade applied for a grant from the city but has received no response.

Management Report

We have 673 houses in the development. A snapshot of violations was shared via Zoom. (these charts are posted on the website). Most violations are landscaping and fencing. Community involvement is imperative to success. A community book station is going into the sitting park, headed by some residents on Archer Drive.

Ballot/Election of Officers

There are 6 homeowners who volunteered who be on the Board. Stephen Yohner, Patti Wade, Karen Compton, Bruce Worley, Anne McBroom Balke, and Chris Davis. The Board has spaces for 9 members. Everyone has been elected via ballots sent into the management company. If anyone wishes to serve on the board, please contact the President, Stephen Yohner.

Patti Wade thanked all volunteers.

Old Business

Last year there was a discussion for consolidating all CCR's and the bylaws for all phases. The Board is working with the legal team to finalize a draft for review by residences. We need all email addresses for residences. Emails are not sold or used in any way except HOA communication. We hope to have this up for review by year's end.

New Business

If you have a concern within the development contact via website or there is an email address HOA @bhhs caliber.com if you want to communicate that way. We want our area to continue to look nice.

For city issues, (park, speeding, dead animals) there is a site called Help Bryan where you can report issues directly to the city concerning issues under their jurisdiction.

Discussion of Dues

There are growing expenses within the development. Per the treasurer, our dues are not sustainable for our growth. As a majority, we need to come together on what dues are affordable. It was requested that a projected budget for 2021 be established in order to determine an appropriate increase amount. The proposed dues amount is \$180; a \$36 increase. The budget cannot be set before we know the amount of money the dues will provide. The budget will be adopted at the January, 2021 Board Meeting. Although more houses generate more revenue, our utilities and landscaping expenses will increase. A proposed budget was requested by a homeowner. He felt a \$36 increase is not warranted. Our dues are frozen at \$144 per Patti Wade, therefore, the only time we can make an increase is our annual meeting by a vote of the general population. It was suggested we table this and come back and vote on this next month. To hold another meeting, we would require another quorum, which is difficult with the lack of resident involvement. It was reiterated that community members can attend Board meetings.

A motion was made by Stephen Yohner to approve a raise in dues that will be in the range of \$165 to \$180 to be approved in January, 2021 by the Board when the proposed budget is available. The motion was seconded by Jeff Skelton. The motion carried for the dues to be raised from between \$165 to \$180 when the proposed budget is reviewed in January. Proxy count: 47 nays; 85 yeas. Motion passed. New CC&R's will have a starting base of the 2021 dues amount and limits will be set as to dues increases.

Volunteers are needed in the following areas:

Christmas Decorations, Flags, Architectural Control, Budgets. Please contact the Board to volunteer. There has been one volunteer for Christmas decorating to date.

Questions from the membership: (5 minute limit)

There were no questions.

The meeting adjourned at 7:06 pm.

**Respectfully submitted,
Chris Davis, Secretary**

