

**Annual Meeting Minutes**  
**Austin's Colony Homeowners' Association**  
**September 30, 2021**

The Zoom meeting was called to order at 6:05pm by Anne McBroom Balke, Vice-President. Board members Bruce Worley, Patti Wade, Chris Davis, and Jeff Skelton were introduced. Karen Compton, Treasurer and Stephen Yohner, President were not in attendance.

A quorum was established. There were 96 proxies and 39 people on the call. We needed 91 in attendance, either live or by proxy.

A motion was made by Patti Wade and seconded by Anne McBroom Balke to approve the minutes of the September 8, 2020, annual meeting. The motion passed unanimously.

**Officer Reports**

The President's report was delivered by Anne McBroom Balke on behalf of Stephen Yohner. The proposed CC&Rs were addressed first. Voting on the new CC&Rs ended on September 30 (day of meeting). Anne speculated they would not pass. Anne asked that questions on the CC&Rs be held until the end and be submitted via the chat feature on ZOOM. She commended the neighborhood residents for their involvement/interest in this process.

The winter storm greatly affected our landscaping.

We are on budget to date and our dues payment delinquencies are down.

The Board needs volunteers. Holiday decoration coordination requires involvement. Please contact Anne if you are interested.

**Treasurer Report**

Our Treasurer was absent; Anne gave an update on the year-to-date budget. It was requested that specific questions relating to the distributed Treasurer's report be directed to Anne or the management company via email since the Treasurer was not available to answer.

Our dues income was \$112,860; our delinquencies are \$3386. Our income is \$109,474. Expenses equal our income. Our reserves are at \$15,965. We are attempting to grow our reserves. Total assets are \$129,847.29. This enables us to pay our bills.

**Committee Report – Patti Wade**

We had two volunteers help us with our Christmas decorating. There is a need to find a storage place for our decorations. Anyone having space to store these wreaths and ribbons, please let us know. Annual costs for decorations are approximately \$100-\$125. Some residents have requested upgrading the decorations. Patti obtained an estimate from ABC to put lights in the trees. The estimate was \$1600-\$1650 for the first year. They require we purchase lights and cords from them. This estimate exceeds our budget.

As a result of Patti's negotiating, ground maintenance on the commercial side of Austin's Colony Parkway and the area surrounding the substation on Bullinger have been taken over by the City of Bryan. This resulted in a monthly savings of \$533. All our drip systems are operating. Our shrubs suffered during the February winter storm. Also, webworms are invading some of our plants. We have had 27 shrubs removed and are gradually replacing them. We are working on the entrance and medians first.

We have received some complaints about the maintenance of alleyways and easements. These areas are maintained by the Developer. When the HOA receives concerns, they are forwarded to the Developer for action. The HOA will eventually take over this maintenance. The Developer will landscape the new phases once all the lots have been developed.

### Flags – Bruce Worley

The current flags are nylon. They need to be replaced frequently because they are not made for high wind areas. New flags will be polyester. They will have a longer life. Bruce gets notified when flags need to be lowered. He does so at his earliest opportunity.

### Management Company – Brookshire Hathaway, Suzan Reed

Suzan clarified that the HOA is an LLC. It is a full business. Her office pays the bills, collects dues, makes sure the tax returns, both federal and franchise, are filed/paid. They take care of the required insurance policy. They are always in motion behind the scenes. Deed restrictions are in place to protect your investment.

There is a staff member who drives through the neighborhood. She takes photos with time and date stamps of violations specific to Austin's Colony deed restrictions. She will send out a warning notice first; sometimes calling, to bring the violation to the homeowner's attention. If there is need for a second notice, it is sent. This continues until there is no choice but to resort to legal action. Most of the time homeowners respond positively to remedy the violation.

### Election of Directors

The entire membership votes for individuals to be on the Board. The Board members then determine positions for these individuals.

Please let us know if you have interest to serve but missed the call for nominees.

In addition to the current members of the Board there are two individuals who have expressed interest in serving. Anne asked for these residents to introduce themselves.

Tanya McGowen was not on the call. She did submit information about her background. She has lived here many years and is a nurse. She is active in the Bryan community.

Christina Hultquist stated that she has been a resident for a year. She is very involved in the community. She is on the Board of Directors for the Hospitality Association. She is Area Director of Sales for a hotel company. She has a passion for this community.

These current Board members are running to remain on the Board: Anne McBroom Balke, Chris Davis, Jeff Skelton, Bruce Worley, and Stephen Yohner. Patti Wade would like to remain on the Board as an advisor, specifically regarding landscaping.

Voting was done electronically. It was one vote per household. All those nominated were elected.

### CC&R/Bylaw Project

We amended our by-laws and voted those into action a year ago. To assure it was done properly, we solidified that vote at our last Board meeting. Check the Board meeting minutes for details. All minutes are posted on our website, [www.austinscolony.org](http://www.austinscolony.org).

Every phase in Austin's Colony has a different set of CC&Rs. The differences are not major, but these restrictions need to be consolidated so that violations can be managed. State laws have changed recently regarding HOA's, as well. We consulted with the Board, the Developer and our attorney and the new CC&Rs were drafted so that each phase is the same. The vote to approve the new CC&Rs opened in July. 50% of each phase and 50% of the total population has to vote in the election of the new CC&Rs in order for them to become official. Much confusion was caused because of the change that the vote is per person on a deed, not per household. If the new CC&Rs do not pass, we plan to determine why they didn't pass and proceed accordingly. We will have

another vote in the future. Please encourage your neighbors to get involved. We are doing this because it is imperative to have consistency throughout the neighborhood to manage as one HOA. On the September 14, 2021, general meeting (which was unofficial due to no established quorum) we had a question and answer session. These questions and answers are posted on the website.

Current CC&Rs, as well as the proposed CC&Rs, are posted on the website. If new restrictions are cost prohibitive (i.e., shingle color, square footage), affected residents may be grandfathered. Residents can request a variance via email to the Board or Management Company. The Board will review these variance requests on a case-by-case basis. Most violations result from neighbor complaints. Maintaining property values is our top priority.

Please submit any questions about the new CC&Rs via the website.

#### New Business

A form to report violations can be found on the website. Residents can also contact the Management Company.

Again, we need volunteers. Most Board members work full-time. We need help! If you can volunteer, please contact us. We welcome your involvement. We need help with the Architectural Control Committee. This is not a huge time commitment. Most of this committee work is done electronically. We also need help with the 2022 Annual Meeting.

A BIG thank you goes out to Gary Thomas, our webmaster (who is a volunteer). He does a wonderful job.

The meeting adjourned by Anne McBroom Balke at 7:20pm.

Respectfully Submitted,

Chris Davis, Secretary