

## **Austin's Colony Board Meeting**

1<sup>st</sup> October, 2013

Minutes:

President Bettye Pool called the Austin's Colony Home Association Board of Directors meeting to order at 6:35 pm.

**ROLL CALL**

Betty Pool – President; Tony Tasillo – Treasurer; Peggy Bloomer; Brenda Brown; Mike Davies; Calvin Wade; Jacqui Peterson

All board members were present during the roll call except Eric Henderson so there was a full quorum.

The September board meeting minutes were not available to be read at the meeting and will be read at the November meeting.

Treasurer Tony Tasillo presented the treasurers report for September. Total expenditure for September was \$4016. Expenditure included a management services fee and costs for printing for the annual meeting. The net income for September was \$1685.07. In terms of past due, Tony reported that there was \$12,864.51 past due > 90 days but this was inching down and nothing past due for the 61-90 day period. The transition of changing the bank account from a money market account to a free checking account will wait until there is a full suite of officers on the board. There are new state laws so the board is legally able to assess fee's on overdue accounts. There are still some items with liens. Jennifer is still waiting to hear from the attorney and awaiting letter templates before we can go ahead with liens. The accounting system dealing with liens is not automated and so Jennifer has to recalculate before sending out letters. This means that we are paying Jennifer for the extra hours she puts in recalculating and it would make some sense to get this procedure automated to cut some of the costs. Calvin Wade made a motion to approve the treasurer's report and this was seconded by Peggy.

### **Old Business**

#### **Halloween**

Bettye announced there would be no changes in how the HoA handled Halloween and the associated traffic in the neighborhood for Halloween 2013 because of time restraints.

#### **Bullinger Creek Clean up**

Bettye stated that she had been in touch with Robert Holmes of the City of Bryan about getting Bullinger Creek cleared of trash. Robert Holmes said that the cleanup had started but had to be discontinued because of other priority work and that they will recommence cleaning up Bullinger Creek at a later date.

#### **Speed limit on Austins Colony Parkway**

Bettye stated that the new speed limits are now in effect along Austins Colony Parkway.

#### Booking room for board meetings

Bettye mentioned that Bart had sent out instructions for booking the computer room for monthly board meetings. However one cannot register and book meeting rooms online unless one has a school email address. It was decided that future room meeting bookings would be done the old fashioned way with a visit to the secretary at the school.

#### Removal of obscuring vegetation on the median of Austins Colony Parkway

Bettye thanked Calvin for the great job he did on trimming the vegetation on the median on Austins Colony Parkway. Calvin stated that some more work is needed particularly in the median by the theater entrance.

#### Landscaping and broken irrigation heads

Bettye stated that the irrigation system at the entrance of Austin's Colony on the median needs to be fixed. She has not received an estimate for repair and Calvin said he would follow this up and make sure that the landscaping contractors are performing due to their contract. It was noted that the contract for landscaping will go out for bid again in January 2014.

Calvin contacted the City of Bryan to get the storm water retention pond on Settlers Way mowed. This has now been mowed.

Bettye reported that Grant Carrabba had said that the Architectural Control Committee would soon be giving the HOA Board the restrictions for the new Texas Legislation that applies to all HOA's.

Mike Davis asked if the president could request the presence of Mark and Grant Carrabba at the next board meeting so that the new board members can meet him.

### **New Business**

#### Election of Board Members

Eric Henderson agreed to be Vice President of the board. Brenda motioned for Eric Henderson to be accepted as VP and Peggy seconded. The motion was passed and the Vice President for the Board is Eric Henderson.

There are still three open positions on the board. No-one was willing to volunteer for the position of President due to work or personal commitments. Because of Bettye Pool's extensive knowledge of byelaws and covenants for Austin's Colony, Calvin motioned that Bettye stay on as interim president though January 2014 or until a new president can be found. This motion was seconded by Jacqui. The motion was passed and Bettye Pool is the interim President for the Board.

Jacqui volunteered to act as secretary. Tony motioned for Jacqui Peterson to be secretary and Peggy seconded the motion. The motion was passed that the secretary of the board will be Jacqui Peterson.

There was some discussion among board members about recruitment of volunteer board members to fill the three vacant positions.

#### Newsletter

There was some discussion by the board on the number of newsletters to produce each year and the content therein. Jacqui suggested there should be an advice column on yard landscaping and Peggy had suggested a 'What's Going on in Bryan' column. Calvin suggested that we get in touch with the local schools to find out if they have any activities that are open to the public that could be included in the newsletter. It was decided that Peggy and Jacqui will complete a 2-page (front and back) newsletter by the end of October for distribution in November.

As there was no further business the meeting was adjourned at 7:45 pm. The next HOA Board meeting will be held at 6:30 pm on November 5, 2013.