

Austins Colony Board Meeting

5th November, 2013

Minutes:

President Bettye Pool called the meeting to order at 6:34 pm.

All board members were present during the roll call except Tony Tasillo so there was a full quorum. Grant Carrabba was present for the meeting.

The September board meeting minutes were read as they were not available at the 1st October 2013 meeting. The October board meeting minutes were read and need some corrections. There was a concern and discussion about reporting net loss in the minutes each month. Calvin made a motion to accept October 2013 minutes and Brenda seconded the motion. Once the corrected minutes are approved by the president Bettye Pool they can be sent to the webmaster Mr. Gary Thomas.

Architectural Control

A discussion on architectural control was prompted by Grant Carrabba. Some homeowners have requested permission to install solar panels. Grant stated that permission would depend upon roof pitch and visibility from the street. The image that he wished to portray for Austin's Colony is one which added buildings or structures are not visible from the street. Eric stated that in that case some homeowners would have more restrictions than others depending where their house is located in Austin's Colony.

Austin's Colony HoA violations on architectural controls. If a violation occurs then the board sends out a letter. If the letter stating the violation is ignored, and the violation not remedied, then architectural control gets involved. In the past, Mark or Grant Carrabba called in person on those in violation of architectural control. *"The problem is if some violate and it is not corrected then others will follow"* stated President Bettye Pool.

Treasurers Report

President Bettye Pool presented the treasurers report for October as Tony Tasillo was absent. Total income for October was \$1753.43 and expenditure for October was \$3641.80. Eric motioned to accept the treasurer's report and Calvin seconded the motion. Currently only the treasurer receives copies of invoices and Brenda suggested that the president and secretary should also receive copies.

CC&R Violations

Vice President Eric Henderson brought up the number of complaints under CC &R. There were a total of 12 complaints, some via the web and some calls to Bettye. What category these violations fall under and how the board deals with them should be a matter of discussion.

There are three types of violation:

- 1) Violation of State or Local law (e.g. Dog feces in gutter is a misdemeanor)
- 2) Violation of Architectural Control (e.g. Building a shed with tin roof visible from street)
- 3) CC&R Violations (e.g. Weeds and long grass; parking of RV's and boats)

Grant Carrabba does not automatically get notified of architectural control violations and these are typically sent to him by the Vice President Eric Henderson. For CC&R violations, the majority of which are weeds and grass height violations, are generally given a few days before letters are sent. No letters have been sent out for October violations because the letters sent out are expensive (\$15) and tend to be curt and clinical. Eric proposed a different way of dealing with CC&R violations:

Letter 1 – Friendly reminder

Letter 2 – Stronger letter reminding the homeowner they are in violation of CC&R

Letter 3 – A very strong letter telling the homeowner they are in violation and they must right the wrong. This letter should be sent by certified mail.

Apparently, Tony Tasillo brought up the subject of CC&R violation letter costs with Bettye. The board took on dealing with the CC&R's because of cost. The cost per letter was initially \$4 but increased to \$15 and Tony is working with Association Services who send out the template letters for CC&R violations on reducing the cost per letter they send out. There is no written contract with Association Services, they do need to inform the board of price increases because they are a service not a commodity.

Violations of State and City can be enforced but violations of the architectural control and CC&R have no enforcement authority. Grant suggested that after two letters indicating a violation has occurred, then the Carrabba's should be informed as they have the power to take the violators to court to get the violation remedied. Grant said the Carrabba's will focus on getting CC&R violations enforced.

Mowing

Grant Carrabba said that City ordinances state that mowing ditches (grassy swales) at the bottom of a property is the homeowners' responsibility and not the HoA's

There are lots yet to be built upon which have high grass and people complain. Grant said he has a crew that will do that in rotation and that the board should send him a text message if grass gets long on vacant lots. Phase 12 does get mowed but Phase 11 which has some empty lots does not get mowed.

Old Business

Association Services

Bettye announced that Jennifer Marshall of Association Services has resigned and will be replaced.

Recruitment of Board Members

Bettye asked if anyone had been successful in recruiting new board members; Mike Davis said he had tried to recruit new members.

Bullinger Creek Clean up

The City sent Bettye an email and told her that they were not responsible for Bullinger Creek clean up. Grant said he would get Mark Carrabba to work on that and get their crew to clean it up and keep it looking good.

Landscaping and broken irrigation heads

Bettye asked Calvin if he had spoken to Chris Liotta about the broken sprinkler heads in the median. Calvin said he would try to follow this up in November.

Newsletter

Peggy stated that there has been work on the newsletter and it is 'almost there'.

New Business

Grant Carrabba took the floor to announce that he will be in charge of Austin's Colony and that Ross Carrabba will be joining him. He plans to have a \$10-15K marketing budget for Phase 13 of Austin's Colony. This will include realtor education seminars about Austin's Colony. He wishes to gear up to promote Austin's Colony as a family friendly environment and plans walking trails with 8' sidewalks to make a loop around Austin's Colony. Grant stated that he wanted to reinvest in the neighborhood and make it a better sub-division. He stated that the Carrabba's wished to 'give back' and would have a section of property as a park with benches, a gazebo, bronze statues at the intersection of Thornberry and Bullinger. This parkland is beneath the electricity pylons. Brenda asked what would be the HoA responsibilities in relation to the new park. Mark said that mowing of the grass would be the HoA's only responsibility and that the Carrabba's would maintain the park and pick up garbage. Bettye asked if Grant would check with the city to see if they would help with mowing the new park. January 31st would be the ribbon cutting to promote Phase 13.

As there was no further business the meeting was adjourned at 8:03 pm. The next HOA Board meeting will be held at 6:30 pm on December 3, 2013.