

Austins Colony Board Meeting

7th January, 2014

Minutes:

Vice President Eric Henderson called the meeting to order at 6:30 pm.

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

Guests present: Grant Carrabba and Joseph Mitchell

Prior Meeting Minutes

The December board meeting minutes were read and one correction was needed. Brenda made a motion to accept the corrected December 2014 minutes and Calvin seconded the motion.

Treasurers Report

The formal reading of the Treasurers Report will be at the February 2014 meeting as Tony was unavailable. Eric stated that Tony had informed him that there was nothing unusual for the December Treasurers report. The date for the budget meeting will be determined by availability of the board members by email.

CC&R Violations

Vice President Eric Henderson gave the report on CC&R violations. There were two email complaints received for December. One complaint was for barking dogs which is not a HoA issue but a disturbance of the peace and therefore police and animal control are responsible. Mike Davis has been in touch with the parties involved and the situation appears to have been resolved. The second complaint was concerning a plastic playhouse/shed which is visible from the street and is a violation of the codes covenant and restrictions. The HoA board is aware of the situation.

There was a discussion relating to ensuring that homeowners are aware of CC&R. Deed restrictions are signed when homeowners purchase a house yet an informal poll of homeowners by Mike Davis resulted in only 1 person admitting that they knew about deed restrictions for Austin's Colony.

Old Business

HoA management was again tabled for further discussion during the budget meeting

Architectural Control

New Park

Grant gave a detailed outline of the new park to be constructed on Bullinger Creek Road. He stated that it will contain a gazebo, two benches, shrubs and tree's on a 0.491 acre lot with 20116 ft² of grass. The variety of grass was discussed based on drought tolerance and irrigation needs. Grant stated that the

Carrabbas will provide 1 year of maintenance for the park which would include waste removal, trimming, mowing and irrigation. Grant stated that with more lots being sold on Phases 12 and 13 there should be enough money in the budget from HoA fees for the HoA to cover maintenance costs after 1 year. The Carrabbas will draw up a contract outlining the replating of Phase 12 and maintenance of the new park for year 1 and thereafter.

Solar Panels

Grant is still waiting to receive the state regulations on solar panels and until then we cannot advise homeowners.

Mowing

Calvin stated that there are still some complaints on un-built lots not being mowed. Grant said he will put these on the landscape mowers schedule.

Landscaping

Calvin will get the paperwork sorted out for bids on landscaping with his contact information. He will be responsible for getting bids with a deadline for bids of 1st February 2014. The goal will be to get good vendors to submit bids on landscaping. The board will examine the received bids and vote at the next meeting on 4th February 2014.

The Christmas decorations were taken down and are being stored at Calvins house. Austin's Colony HoA is currently paying for three storage containers. Storage facilities for items such as Christmas decorations was tabled until the 4th February 2014 meeting.

New Business

Recruitment of Board Members

Eric Henderson was elected to and accepted the position of President and Mike Davies was elected to and accepted the position of Vice President. Joseph Mitchell was elected to the board

As there was no further business Brenda motioned that the meeting be adjourned and Calvin seconded the motion; the meeting was adjourned at 8:03 pm. The next HOA Board meeting will be held at 6:30 pm on February 4, 2014.