

MINUTES
Austin's Colony Homeowners Association Board Meeting
March 4, 2014

President Eric Henderson called the **meeting to order** at 6:32 p.m. President Henderson declared a **quorum** with the attendance of the following board members: Peggy Bloomer, Mike Davis, Calvin Wade, Joseph Mitchell, and Brenda Brown. Absent board members were Jacqui Peterson and Tony Tasillo. President Henderson welcomed board members and guest, Grant Carrabba.

Brenda Brown read **minutes** from the February 4, 2014 meeting. A motion to accept the minutes was made by Calvin Wade; Mike Davis seconded and the motion carried.

Eric Henderson presented the **Treasurer's report** as prepared by Tony Tasillo. Peggy Bloomer requested a copy be sent out to board members prior to board meetings for review. Mike Davis requested an Aging Report. President Henderson stated that he would relay the requests to Tony Tasillo. A motion was made by Brenda Brown to accept the treasurer's report; Mike Davis seconded and the motion carried.

The **CC&R report** was presented by Mike Davis who reported that one violation letter had been mailed. The violation letter was generated due to yard condition issues. Mike Davis further reported that he'd completed a drive through the entire subdivision and had noted several issues in need of attention. He reported that he intended to drive around again in a few weeks to see if any of the issues had been taken care of, as the weather becomes less cold and rainy.

Regarding **old business**, Grant Carrabba was present to provide information pertaining to the proposed park and answer questions. Regarding the proposed park, Grant Carrabba reported that the HOA will not be responsible for any property taxes because the HOA is a non-profit 501(c)3. Grant Carrabba reported that insurance for the park will cost approximately \$200 per year. Irrigation capabilities with separate water tap, power, meter box, and timer are proposed in the construction plan of the park. Grant Carrabba reported intentions to plant Bermuda grass as opposed to St. Augustine grass. Discussion was had regarding the contract between the ACHOA and Carrabba Development, who will construct the park. Grant reported he needs a signature from President Henderson on the contract, which will be presented to the City for final approval. Once final approval is received, construction will begin within a few days. Mike Davis

inquired about the delay of documents pertaining to the State Laws and addendums which address solar panels, architectural control issues, etc. President Henderson inquired about the availability of these completed addendums. Grant Carrabba reported to the board the completion and filing of these documents and stated that he would email them first thing tomorrow (March 5, 2014). Further discussion was had regarding current and proposed nature trails, trash and deterioration of older trails. Upon Grant Carrabba's departure, he further stated that the requested (State Laws) documents would be emailed to the board.

Regarding **new business**, President Eric Henderson stated that he had taken care of the signature card at Prosperity Bank. Discussion was had regarding the park with members expressing concerns about accepting responsibility, liability, and cost of the park and insurance. Concern was expressed pertaining to the board's right to make such a decision. It was suggested that the ACHOA obtain an attorney to review the proposed contract pertaining to the park. Joseph Mitchell will contact an attorney at Davis-Watson to review the contract and report back to the board. Mike Davis will contact Jack at Association Services and inquire about insurance pertaining to the proposed park. Calvin Wade reported continued and diligent efforts in working with the City to get trash picked up within the creek and trails.

Next meeting is April 1, 2014 at 6:30—Mitchell Elementary.

Mike Davis made a motion to **adjourn** the meeting; Calvin Wade seconded and the motion carried. The meeting was adjourned at 8:02 p.m.

Respectfully submitted by Brenda Brown, on behalf of Jacqui Peterson, ACHOA Secretary.