

**Austin's Colony Board Meeting**  
4<sup>th</sup> February 2014

All members of the board were present (Eric Henderson, Mike Davis, Tony Tasillo, Calvin Wade, Jacqui Peterson, Brenda Brown, Joseph Mitchell and Peggy Bloomer) so there was a full quorum. President Eric Henderson declared the meeting open at 6.35 pm. One guest was present – Juan Bosquez

The minutes of the last meeting were read. There were some minor corrections needed. Brenda motioned to accept after the corrections were made and Tony seconded the motion.

**Treasurers Report:** There was nothing out of the ordinary for Decembers Budget except for flags purchased. The January 2014 Treasurers Report was read and showed nothing out of the ordinary. Current assets are \$24,208 in the checking account and \$55,249 in the savings account. Calvin motioned to approve the Treasurers report and Mike seconded the motion.

**CC&R report:** Mike gave the CC&R report. Mike asked if he would receive all complaints sent by the homeowners. Eric stated that all email complaints go to the whole committee. Mike stated that he planned to do 'drive-by' to check on neighborhood fence conditions. A recent drive-by in Austin's Colony revealed that several fences were ready to cave in due to rotten posts. His plan is to knock on doors and explain to the homeowners any CC&R violations, Joseph volunteered to accompany Mike. Mike will keep a log of all visits made during drive-by visits to discuss HoA violations at properties that appear to be in violation of CC&R. Mike will print copies of Austin's Colony deed restrictions for each Phase and hand out to those who are unaware of them.

On Thursday 13<sup>th</sup> February Eric will call into Association Services and ask about welcome letters and deed restrictions that should be given to new homeowners to find out why they have not been distributed.

**Old Business:** All items from the storage lockers have been moved to Calvin's attic. Eric and Mike will check on storage containers in February and make sure they are fully emptied. There is no contract for this storage space and we can stop using it at any time. Eric needs to go in to the bank and register his signature with Tony so that he can co-sign checks.

**New Business**

Mr. Bosquez asked about parking his travel trailer (24') in his driveway because he noted that several others in the neighborhood were parking their trailers or boats in their driveways and wondered if the byelaws had been changed. Several years ago Mr. Bosquez had approached the then board of directors about parking his trailer; the board told him that if the trailer could not be seen from road it was OK. So he parked it in his backyard and planted trees to cover it from view. He then received a letter that said he could not keep it there so it has been placed at a storage facility for some years. The board explained to Mr. Bosquez that they can only act on complaints from homeowners on violations to the CC&R. The problem is that many homeowners do not complain to the board if they see a violation; and other homeowners believe that if 1-2 people in their neighborhood have trailers parked in their driveway, then it is OK to do so. The Board has to act on deed restrictions and CC&R. They can only act on violations that are reported by the homeowners at the current time.

A HoA Facebook page, "Autumn Lake Peeps" was brought up as something we might like to adopt for our HoA. It advertises lost dogs, questions from homeowners, sales of baby furniture etc., There could

be a link on the Austin's Colony website for homeowners. Mike said he will move forward to get this set up and protected.

**Landscaping:** Calvin brought copies of the summary sheet of bids for landscaping. The response was great and tightness of bids was good. He sent bid packages out to 9 companies, 3 did not bid. Green Team sent out the best bid in terms of the amount of detail supplied. A discussion of all bids, number of mows promised, irrigation maintenance, plant warranties' etc., ensued. Mike made motion to accept the Green Team bid, Tony seconded. The vote was unanimous for Green Team to take care of Austin's Colony landscaping needs for 1 year commencing 1<sup>st</sup> March 2014. Joseph suggested that we should ask for 2 year bid packages in the future and the committee discussed whether we should do this for next year.

Calvin brought up the condition of the 3<sup>rd</sup> median and the board decided that if the Carrabba's will contribute toward planting and upgrading the 3<sup>rd</sup> median they will pursue the costs of upgrading.

**Taxation:** We are a non-profit yet are required to file with IRS each year. We should check whether we can be tax exempt.

There was no further business so the meeting was adjourned at 8.03 pm. Brenda made motion to adjourn and Peggy seconded the motion.

The next meeting will be March 4<sup>th</sup> 2014 at 6.30 pm