

AUSTIN'S COLONY HOME OWNERS ASSOCIATION  
Minutes –Board Meeting  
January 6, 2015

The ACHOA Board meeting was called to order by President Eric Henderson at 6:02 p.m. on January 6, 2015, being held in the board room of Equity Real Estate located on Villa Maria Ave in Bryan, Texas. A roll call reflected the absence of VP, Mike Davis and Secretary, Jacqueline Peterson. Present board members were Pat Dallas, Joseph Mitchell, Eric Henderson, Calvin Wade, Anthony Tasillo, and Brenda Brown. Also in attendance were Gary Thomas, Webmaster, and Toni & Tandy, representatives of Equity Real Estate. No guests were in attendance.

A motion to accept the minutes from the annual meeting was made by Joseph Mitchell with a second from Calvin Wade. The vote was affirmative and the motion carried.

No CC&R report was given due to the absence of VP, Mike Davis.

#### Equity Real Estate

Tandy & Toni with Equity Real Estate discussed their efforts and findings using the recently approved door hangings. The outcome of this discussion was as follows: the Board wants to enforce deed restrictions violations as each phase allows; Eric will research enforcement of gates and fences; Tandy & Toni will look up each phase restrictions as they do their 'drive around'; contact will be made with Grant Carrabba regarding the Colony Creek Pillars (Calvin remembered that Grant agreed to make necessary repairs upon receiving a list of such needs); letters to be sent to owners of the overgrown lots; Councilman Greg Owen will be contacted by Pat Dallas regarding the park that has not been constructed as indicated; and contact info given by Eric to Tandy & Toni regarding city enforcement issues such as RV on street, trash, health concerns, etc.

#### Website

Gary will make necessary corrections including bringing the posting of minutes up to date. Gary requested a copy of Phase 11c Deed Restrictions, as these are still missing from the website. The board acknowledged and thanked Gary for his continued contribution and support to the Austin Colony Home Owners Association.

## Old Business

President Henderson deemed the hiring of police officers to regulate traffic at Halloween “a moderate success”, and acknowledged that the traffic seemed to run smoother. Decision will be made later in the year regarding the board’s desire to hire officers again for traffic control at Halloween.

## New Business

A motion was made by Eric Henderson to enforce violations as per each phase allows with a second by Brenda Brown. The vote was affirmative and the motion carried.

The board was informed of a letter received from Office of Secretary State pertaining to the board’s violation in lapse of maintaining a required registered Agent. It appears that this information went to the Association Services creating a default in the board being able to respond in a timely manner. President Eric Henderson is taking care of this matter and will send in the proper documents and re-instatement fee as required for the HOA entity.

Email was received from a mortgage processor requesting insurance for common areas; they were contacted and notified that ACHOA had no common areas and could not provide any requested documents.

Discussion of electrical issues pertaining to the front entrance: A motion was made by Brenda Brown to call electrician and get repaired. An amended motion was made by Tony Tasillo to give Equity Real Estate the authority to call the electrician and have repairs completed unless the estimate is over \$350 then it would need to come back to the board for discussion and approval. This was seconded by Pat Dallas. Vote was affirmative and the motion carried.

Calvin reported that he will get with Tandy and begin the process for the landscape packets for bids to be prepared.

Tandy reports that letters pertaining to dues will be mailed out in the next few days. The board was in agreement to go ahead and send them out.

A motion made by Brenda Brown to approve and appoint Mr. Jason McConnell as board member, seconded by Pat Dallas. The vote was affirmative and the motion carried. Joseph Mitchell contacted Mr. McConnell (via cell phone) and he accepted the position.

A motion made by Calvin Wade to adjourn meeting at 7:35 p.m. with a second by Joseph Mitchell. Vote was affirmative and meeting was adjourned.

Next meeting will be April 7, 2015.

Respectfully submitted by Brenda Brown for Jacqueline Peterson, Secretary.