

Austin's Colony HoA Board Meeting

7th July 2015

Board Member Attendees: Eric Henderson (President), Jacqui Peterson (Secretary), Calvin Ward, Brenda Brown, Joseph Mitchell, Pat Dallas, Jason McConnell

Equity Attendees: Tami and Keith

Guests: Patti Wade and Vernell Brooks

There was a full quorum so the meeting commenced. Eric Henderson, president of the Austin's Colony HOA announced the meeting open at 6.09 pm

Minutes

The minutes from the April 2015 meeting which was in fact a 'non-meeting' there not being a quorum was read. Brenda motioned that these minutes be approved and Calvin seconded the motion. Because it was not an official meeting the minutes will not be sent to the webmaster Gary Thomas.

Treasurers Report

There was no treasurers report as Tony Tasillo was absent from the meeting

CC&R report

Mike Davis who was the Vice President of the HoA resigned his position on the board by email to Eric between the April and July 2015 meetings and the VP generally gives the CC&R report. Instead, Tami of Equity shared the issues with CC&R that are most recent. There were approximately 33 violations of the CC&R. These violations included:

- 1) Illegal sheds
- 2) Trailers or boats parked in driveways
- 3) Neglect in mowing and edging front yard landscape
- 4) Neglected flower beds
- 5) Vehicles parked on the street overnight
- 6) Repairs needed to mailboxes
- 7) Broken fences

All violators received a 1st notice of their violation, some have received 2nd and 3rd notices of violation to the Austin's Colony HoA , Covenants and Restrictions are available for all homeowners at the HoA website: www.austinscolony.org and may differ by phase built and city codes are available at: <http://docs.bryantx.gov/water/CodeEnforcement121613.pdf>

Landscaping

Calvin reported that the ditches that have been mowed give a better overall appearance to Austin's Colony. He also requested monies for a new irrigation valve and some irrigation heads that were broken on the median entering Austin's Colony. Pat Dallas motioned to pay for the irrigation needs and Jason seconded the motion.

Some of the brick pillars on properties backing onto Austin's Colony Parkway are falling down or are in disrepair. According to Jim Lampley the PA of the Carrabbas' these pillars are the responsibility of the homeowners to fix and maintain.

Based on a request by Pat to get the new park completed, the board concurred that the area that the Carrabbas' allocated for the new park on Thornberry Road is now looking unsightly and needs to be completed as promised.

Old Business

The board discussed those homeowners who are overdue with their HOA dues. This has been an ongoing problem and it is unfair to those homeowners that pay their dues on time each year. The board of directors decided it was time to get an attorney involved in chasing up those who were more than 1 year behind in paying their HOA dues. Of the 24 homeowners that are more than 1 year overdue on paying their dues, 2 homeowners have initiated a payment plan. Overdue amounts range from \$1138.40 to \$265.00.

Of other overdue HOA dues 70 reminders were sent out to those homeowners that had neglected to pay their 2015 HOA dues, of those 70 overdue accounts only 2 accounts were settled by the July 2015 meeting.

A discussion was had between the board of directors and Equity as to the best way to handle the annual HOA dues. There was some discussion of a 'late fee' or 'administration fee' applied to each overdue homeowner account from each letter that had to be sent. Jason McConnell led the discussion on a reestablishment of **DELINQUENT ASSESSMENT PRACTICES AND POLICIES FOR AUSTIN'S COLONY HOMEOWNERS ASSOCIATION** Jason agreed to work on this document ready for announcement at the annual homeowners meeting in September.

New Business

Establishment of Good Neighbor Committee

Guests at the meeting, Patti Wade and Vernell Brooks announced that they had formed a committee for an Architectural Control Group. Many of the phases in Austin's Colony are now older than 10 years which means that Architectural Control is not the responsibility of the developers but of the board of directors who should have a sub-committee responsible for this to ensure that the neighborhood maintains its curb appeal and ensure that homes in the neighborhood maintain their monetary value.

The committee would comprise Patti Wade, Vernell Brooks, Mike Fridell, Nora Martinez and Rick and Theresa Greig. This announcement led to some discussion as to the actual function of this committee that would not interfere with the function that Equity already performs for the Austin's Colony HOA and is paid to do. Instead, a "Good Neighbor Committee" was suggested which would be responsible for welcoming new homeowners, provision of newsletters/fliers and a presence of general 'good neighborliness' within our community. Brenda motioned for the establishment of a GOOD NEIGHBOR COMMITTEE and Jacqui seconded the motion. Eric passed the motion with the request for a current board member to chair the new Good Neighbor Committee. Pat Dallas volunteered to be chairman of the newly formed Good Neighbor Committee.

Annual Austin's Colony HOA Meeting

The annual HOA meeting will be on 14th September 2015. Eric is to reserve the school for the meeting. Pat and Joseph suggested a 'special meeting' be called prior to the annual meeting so that the board of directors can get organized for the annual meeting and get the agenda written up.

Vice President Opening and Board Member intentions.

Joseph Mitchell was elected as the new Vice President of the Austin's Colony HOA. Several of the board members will have their terms completed by the annual meeting in September 2015 and Eric asked of their intentions of staying on the board or leaving the board at the end of their term. Calvin and Brenda will be leaving the board at the end of their term of service and Jacqui said she was willing to stay one more year.

The next meeting will be a special meeting on Wednesday 5th September 2015

Calvin motioned to adjourn the meeting and Jason seconded the motion. As there was no further business the meeting was adjourned at 8.28 pm