

Austin's Colony HOA Board Meeting

January 5, 2016

Board Member Attendees: Eric Henderson (President), Joseph Mitchell (Vice President), Jacqui Peterson (Secretary), Pat Dallas, Jason McConnell, Patti Wade, Charles Grimes, Joe Contreras, Rick Greig

Equity Attendees: Keith Clements, Jessica, Angelina

Guests: None

There was a full quorum so the meeting commenced. Eric Henderson, president of the Austin's Colony HOA announced the meeting open at 6.07 pm

Minutes

The minutes from the October 2015 board meeting were read. Two revisions were needed before posting to the web site. Joe motioned to accept the minutes as with revisions and Charles seconded the motion.

Treasurers Report

There was no official treasurer's report as the position of Treasurer is still open after Tony Tasillo's resignation. Instead, Keith from Equity provided a report on outstanding balances to the HOA. As of 12/31/2015 there were 45 homeowners with balances for their dues totaling \$11,630.89.

CC&R report

Equity personnel gave the CC&R report. Biggest issue is cars parked on the street overnight which is a HOA violation. Other issues were junk and trash in yards, specifically Pleasant Rose. There was a discussion on whether this would be a health code violation in which case it would be a police or city matter.

Old Business

- 1) Unpaid Dues. There was a discussion on moving forward with our Attorney for recouping unpaid dues. Joseph motioned that we went ahead with seeking our Attorneys input and Jacqui seconded the motion. There was a unanimous agreement from the board and so Joseph will follow up on this.
- 2) Pleasant Rose Walkway. The issue of the walkway between the two neighborhoods on Pleasant Rose was discussed. One of the houses has been sold so Joe will contact the new homeowner with a view to sealing off the walkway to the Pecan Ridge neighborhood.
- 3) Flags. The situation with the flagpoles was discussed.
- 4) Park. A large dip/decline in the ground is apparent in the new park where the water meter was installed for irrigation. Wixon Water have been contacted to remedy this. Only 7 trees are in

the new park whereas the diagram tendered to the city showed 10 trees. The question of “is the park officially completed” was discussed because once it is officially completed the Carrabbas’ will maintain the park for 1 year after completion after which time maintenance of the park falls to the HOA.

- 5) Fences facing roads. There was some discussion on posts of fences facing roads.
- 6) Replatting of land on Williams Trace. A letter was written to the city by the HOA board stating multiple reasons why this piece of land should not be replatted for development. Patti received a call from the City saying that the land had always been zoned for development and therefore there was nothing they could do.
- 7) Christmas Lights. Charles met with several vendors to get quotes for installation of Christmas lights and the board voted on going with ABC. Although a small display, the lights kept blowing fuses over the holidays, especially when it rained. Overall the board were unsatisfied with the service and Charles will follow up with ABC on this.
- 8) Halloween. Two police officers were in attendance. There were no reports of crime, 1 lost cell phone recovered and 1 lost parent recovered. Overall the board was satisfied with their decision to have a police presence during Halloween.

New Business

- 1) Patti gave a report on landscaping. The contract with GT Grounds expires on 2/29/2016 but their bid had a provision for keeping them if the HOA was satisfied with their work. Irrigation and breakages of irrigation heads continues to be a problem, furthermore irrigation needs to be added to the second median. Addition of gypsum and aeration was applied in November 2015 to the medians at the request of the board to mitigate runoff from the medians onto the parkway. The cost of extending irrigation to the second median and head maintenance (\$2363.60) was motioned by Patti and seconded by Jason and the board unanimously approved.
- 2) Newsletter. Jason stated that the newsletter was completed and will be mailed out with the HOA dues in January.
- 3) Land sold to builders. Equity asked if lots sold to builders for development were subject to the HOA fee.
- 4) Barking Dogs. The issue of barking dogs in the neighborhood was discussed. Barking dogs are not a HOA violation. Annoyance Barking = a dog that barks continuously for no obvious reason. Solution: Call police for disturbance (Officer Fox) or contact city and file a complaint as annoyance barking is against city code. Warning Barking = a dog that does not usually bark starts barking in the middle of the night (for example). Solution: This could indicate a break in or some mischief occurring nearby and it is best to call the police.
- 5) Paving on Austin’s Colony Parkway. This has been discussed with the City and unfortunately we will have to live with it.
- 6) Renting Homes in Austin’s Colony. Texas Code states if you own a home you can rent it out HOA rules notwithstanding but it has to be to a single family.
- 7) Bill Paying. Charles motioned that Equity be authorized to pay bills on the HOA’s behalf and Joe seconded the motion.

- 8) New Board Member. Rick Greig requested to serve on the board of directors. Patti motioned that Rick be accepted onto the board and Pat seconded the motion. The board voted unanimously to accept Rick Greig onto the board.
- 9) Treasurer. Due to a change in policy since Tony Tasillo's resignation (Item 7) the HOA still needs a treasurer to oversee all incoming and outgoing \$. Due to the expertise of Rick Greig, Jason motioned that Rick Greig be the new treasurer of the HOA and Joe seconded the motion. The board unanimously voted for Rick Greig to become the new treasurer of the Austin's Colony HOA with the brief of overseeing all financial transactions.

Jason motioned to adjourn the meeting and Patti seconded the motion. As there was no further business the meeting was adjourned at 8.00 pm

The next meeting will be on Tuesday 5th April 2016 at 6pm at Equity.