

Austin's Colony Home Owners Association
Board of Directors Meeting
Tuesday, December 6th, 2016
Equity Real Estate

- I. Call to Order
 - a. There was a full quorum in attendance, so the meeting was called to order by Charles Grimes, President, at 6:04 pm.
 - b. In attendance- Charles Grimes (President), Joseph Mitchell (Vice President), Jason McConnell, Drew Kitterman, Donald Burnett, Patti Wade.
 - c. Equity Representatives- Debbie Stzelecke and Keith Clements
 - d. Absent- Marissa Maguire, Rick Grieg, Joe Contreras
 - e. Guest(s)- Jacqueline Peterson (temporary secretary)
- II. 2017 Proposed Budget
 - a. 700 proposed homeowners for 2017 as phases are developed. Budget projections indicate a net income of \$8,427.00, after operating expenses. Jason moved to approve the budget. Patti objected to the value of \$4,000 allocated for landscaping when it should be much higher. The board discussed the landscaping budget and bids (see below). The budget needs to be amended to reflect the \$14,350 for landscaping. Jason motioned to approve the budget with this amendment and Patti seconded. All were in favor and none opposed to the 2017 proposed budget with amendment for landscaping.
- III. Landscaping
 - a. Per the decision made at October board meeting, three bids for the landscaping project were solicited and received. GT Grounds bid of \$23,950, CC Lawn bid of \$30,700, and Sunrise Landscapes bid of \$25,800. These bids do not include city meter costs. Patti working with Carrabba to input money towards project (they have committed \$4,000 in 2017 and \$4,000 in 2018). Shrub/Trees were selected for easier maintenance. Total project cost \$27,750. City of Bryan will contribute \$3,800 towards 4 tap and meters. This would be a 1 year project for all phases mentioned in the meeting. \$14,350 for HOA to contribute without Phase 9B. Discussion was whether for a 2 year or three year project. Jason moved to approve the landscape and Drew seconded. All in favor and none opposed to landscaping.
- IV. CC&R Enforcement Update
 - a. Joseph talked with lawyer Joe Patranella about another round of collections. Joe Patranella was on board to work on collections as needed. Last meeting the committee authorized going forward with getting a bid from Watson Law Firm to do our collections but it was discussed at the December meeting as to whether continue with Joe Patranella or get a bid from Watson Law firm. Currently collections needed from more homeowners but for fewer \$ per homeowner. Charles suggested bringing in Joe Patranella for a meeting to determine whether there is an interest in going forward with a change in CC&R and fines for

violation of CC&Rs. A discussion was had about what CC&Rs can be enforced and which ones would be impossible to enforce. A scope of enforcement of CC&Rs should be made before the meeting with Joe Patranella, i.e. a consistency in enforcement through fines. Scope 1: Enforcement and Scope 2 Change in CC&Rs so that all phases are the same.

- V. Approval of minutes from October Board meeting
 - a. The minutes were not read during the meeting – approval postponed until everyone has had time to read the minutes. Jason McConnell is not listed on the minutes as a member of the Board of Directors and needs to be added.
- VI. Report on Delinquent Accounts
 - a. 2016 – 87 homeowners were delinquent. 16 have paid. Some of the delinquents have decided they do not want to pay the late fees. Six of the 16 paid their dues of \$120 and no late fee the other 10 paid their dues plus their late fee. Some homeowners own 2 lots so they need to pay dues on two lots i.e. \$240.00. Letter to be sent out “If you have an outstanding balance from 2016 then you have until 2/1/2017 to pay balance or it will go to collection”. On July 1st every year from 2017 onward, delinquent accounts must be sent to Joe Patranella for collection. Charles motioned to turn current delinquent accounts to Joe Patranella tomorrow (12/7/2016) and Patti seconded the motion, all in attendance approved.
- VII. Date of 2017 Account Statements
 - a. Homeowner Dues will be due on **1st March 2017** and HOA account statements will be mailed out 01/17/2017 along with the newsletter. On 2nd March 2017 a late fee will be applied to all unpaid balances with a reminder. On 1st April another reminder and on 1st May final notice before sent to an attorney and 1st June anyone with a balance outstanding will have their account sent to our Attorney for collection.
- VIII. Additional Structures Update
 - a. Charles reached out to Carrabba on add-ons and additional structures (variances that they approved in early phases either verbal or written). These will be grandfathered in until new structure needed then homeowner will need to be back to code.
- IX. Winter Newsletter
 - a. Information and suggestions given about the Winter Newsletter including adding dates for board meetings and date for the annual homeowners meeting. Other suggestions were made regarding spring clean-up, taking down Christmas decorations. Reminder of when the HOA dues are due.
 - b. Interest in community pool, from annual meeting, to be surveyed along with annual dues statement, to determine interest. Process will be mentioned in newsletter as well.
- X. New Phases and upkeep of easements
 - a. Jason motioned to change grass cutting contract to include mowing the new park effective 1st January 2017 and Drew seconded, unanimous vote for, none against, motion carried.

- b. Patti introduced a Final plat for phases 16-17 which states that there is private drainage easement which will be maintained by the homeowners association. The city suggested asking the developer for more information on this plat to clarify.
- XI. Metal fencing on Settlers Way
 - a. Metal fence was approved originally by Carrabba under the condition that back yard kept clean and tidy. Home was sold with the metal fence. Letter to be sent for violation of trash in view from street. Alternative is to replace metal fence with a wooden fence so that back yard is not visible from street.
- XII. Next Board Meeting
 - a. The next board meeting is scheduled for January, 3rd at 6pm, at Equity Real Estate.
- XIII. Dismissal
 - a. Charles motioned to adjourn the meeting, Patti seconded, all approved, none opposed, motion carried and the meeting adjourned 7:56 pm.