

Austin's Colony Home Owners Association
Board of Directors Meeting
Tuesday, October 10, 2017 at 6pm
BCR Realtors

- I. Call to Order
 - a. There was a full quorum in attendance, so the meeting was called to order by Joseph Mitchell, Vice President, at 6:10pm.
 - b. In attendance- Joseph Mitchell (Vice President), Marissa Maguire (Secretary), Rick Greig (Treasurer), Joe Contreras, Patti Wade, Donald Burnett.
 - c. BCR Realtors- Mark Thorndike, Chandler Bingham.
 - d. Resident- Debbie Schulz
 - e. Absent- Charles Grimes (gave proxy via email to Marissa Maguire), Karen Compton (gave proxy via email to Patti Wade), Jason McConnell.
- II. Ratify Previous Meeting Minutes
 - a. August Board meeting minutes were previously approved by the board via e-voting on August 15, 2017. Patti motioned to ratify these minutes, Joe seconded, all in favor, none opposed, motion carried.
- III. Election of Board Members
 - a. Charles Grimes, Karen Compton, Patti Wade, and Joe Contreras were elected for two-year terms at the August Annual Homeowner's meeting.
 - i. Marissa motioned to officially install Charles, Karen, Patti and Joe, Don seconded, all in favor, none opposed, motion carried.
- IV. Treasurer's Report
 - a. Total assets reported as of September 30, 2017 are \$98,707.89
 - b. Request from Rick to BCR to view legal fee invoices prior to payment being issued.
 - c. Major expenses year to date include management company fees, including both payments made to Equity as well as BCR. Landscaping which includes repairs and replacements done over the summer. Utilities due to additional areas being watered. Legal fees have exceeded budgeted amounts due to
- V. Delinquency Report
 - a. Reviewed current list of delinquency report
 - i. Joseph Mitchell- Mark to check as dues were paid during refinance in January.
 - ii. Brian Davis- balance of \$31.47 that board agreed to waive. Mark to make adjustment.
 - iii. Proposed guidance given to BCR is to send out an additional round of statements, with an explanation of balance due and a final notice that the balance must be paid within 30 days.
- VI. 2018 Budget

- a. BCR to send a preliminary 2018 budget in mid-October for Board review and changes. Budget will be formally approved at the December board meeting.
- VII. CCR Enforcement
- a. Per the CCRs no signs, other than real estate signs or a sign used by a builder used during construction only.
 - b. Discussed granting variances either through amendment of CC&R (which is currently not an option now) or possibly through issuing notice of violation and encouraging residents to submit for a variance.
 - c. Follow up with Charles and Joe P. and provide follow up direction to Mark prior to next drive through on 10/23.
- VIII. Halloween Plans & Christmas Décor
- a. Charles to make phone call to finalize details of Halloween patrol.
 - b. We had 2 residents volunteer to be on Christmas Committee. Patti to provide estimate to Rick for proposed monetary amount needed to light around flower beds and new ribbon. Will not utilize ABC or any other commercial company.
- IX. Architectural Committee Approval
- a. Need to have a board member on the ACC to communicate decisions at the board meetings. Don offered to serve on ACC. Joseph to contact Jason to gauge interest as well.
 - b. John Lyon expressed interest at the annual meeting to serve on the Architectural Committee. Rick moved to approve and Joe seconded, all approved, none opposed, motion carried.
- X. Violations
- a. Final notice will result in letterhead letter sent to home that will cite the verbiage from the CC&R with 15 days for compliance. If not fixed, Mark will then approach the board to vote on what future action will be taken.
- XI. Resident- Anonymous Homeowner
- a. Resident in attendance requested their name not be documented into the minutes. Not satisfied with decrease in value of home or response from the board from the complaints submitted. Complained of “bed and breakfast” that is being run across the street from their home that is visible on Air BNB (provided print out), same home is running a business out of their home and has a trailer parked in their driveway that does not move. Residents also have a separate detached garage that has its own window AC unit. Also have unkempt yard and resident provided copies of photos of overgrown weeds. Homeowner provided additional residence that is listed on Air BNB (provided print out) and resident had counted 8 cars in front of the home over the previous weekend and a window AC unit. This property has a homestead exemption and resident contacted the Brazos County Appraisal District. Resident specifically requested that the HOA contact the Appraisal District about this property because they receive mail there but do not actually reside at.

- i. Joseph (Vice President) agreed to make phone call to the appraisal district.
- ii. Joseph suggested to report the detached building due to the 7-foot required easement. Trailer in phase 1 is allowed per the CC&Rs.
- iii. Vinyl fencing- Homeowner reported through website as vinyl fence was being put up and expected resolution to occur prior to the fence being finished.
- iv. Home on Pioneer Trail- no front fence and storage unit is visible to street.

XII. New Business

- a. Joseph called for any other business.

XIII. Dismissal

- a. Patti motioned to adjourn the meeting, Don seconded, all approved, none opposed, motion carried and the meeting adjourned 7:48pm.