

**Austin's Colony Home Owners Association**  
**Board of Directors Meeting**  
**Tuesday, December 5, 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 Charles Grimes, President, at 6:14pm.
  - b. In attendance- Joseph Mitchell (Vice President), Marissa Maguire (Secretary), Rick Greig (Treasurer), Joe Contreras, Patti Wade, Donald Burnett, Karen Compton.
  - c. BCR Realtors- Mark Thorndike, Brenda Brown
  - d. Guest- Ed Hoff
  - e. Absent- Jason McConnell
- II. Guest Speaker- Ed Hoff Physicians Premier ER
  - a. Introduced himself and business as community partners and that they are seeking partnership and/or sponsor opportunities for the community and through the HOA. Physicians Premier offers programming throughout the year, like the Blood Drive being held Friday, December 8<sup>th</sup>. They are also offering free flu shots currently for anyone 8 years or older.
- III. Ratify Previous Meeting Minutes
  - a. October Board meeting minutes were previously approved by the board via e-voting on December 4, 2017. Rick motioned to ratify these minutes, Don seconded, all in favor, none opposed, motion carried.
- IV. Treasurer's Report
  - a. Total assets reported as of November 30, 2017 are \$93,061.22.
    - i. Checking / Operations balance \$10,566.62
    - ii. Savings / Reserve balance \$82,494.60
  - b. Reviewed year to date spending through November compared to original budget proposed for 2017. Original budget for 2017 was calculated based off 700 homes, when to date, we only have 616. Major expenses that exceeded budgeted amounts include: management company fees (including both payments made to Equity as well as BCR), landscaping, which includes repairs and replacements done over the summer, and legal fees for collection efforts on delinquent dues and liens.
  - c. Under Brenda's direction, the board agreed to have future dues deposit directly into our operating account to minimize the number of transfers being made from savings into checking.
  - d. On the proposed 2018 budget, Brenda will separate out the \$15,000 to be spent on the 2<sup>nd</sup> year phase of the landscaping project approved in 2016 for 2017 & 2018. This amount is currently lumped into the Landscaping line.

- e. Without including the \$15,000 from landscaping project, the proposed net loss for 2018 is (\$2,477). This could be minimized by reducing miscellaneous expense and/or legal fees.
- f. Brenda will make agreed on revisions to the 2018 budget and send back out to Board for review and e-voting after the board meeting concludes.

V. Old Business

- a. Since the October Board Meeting, homeowner John Lyon communicated to the Board that he is no longer able to serve on the Architectural Approval Committee.
- b. Social Media Policy- Board had previously discussed implementing a Social Media Policy that Jason had agreed to draft and present to board for review. As this policy has not yet been presented, the board must decide on another course of action. Board discussed best course of action to ensure that complaints are responded to, in a prompt manner, so that the Board is a responsive entity. Board agreed that Charles Grimes, President, will serve as the Board's voice on social media responses and continue to encourage residents to utilize the website for any complaints or concerns as well as attend future Board meetings.

VI. New Business

- a. GT Grounds Contract Renewal- GT Grounds will expire as of 3/1/2018. Proposal for contract from GT Grounds has been received. Cost of service has not increased, however, overall contract price increased due to proposal of 3 mows and the maintenance of the mulching from Phase 1 of the landscaping project and the additional maintenance of intersection of Settlers Way and Parkway. Proposed contracted amount is \$3,258.33 per month for 1 year. Marissa motioned to approve GT Grounds contract for an additional year term, Rick seconded, all approved, none opposed, motion carried.
- b. Violation items on Pioneer- Joseph Mitchell provided an update on the complaints made from a homeowner at the previous board meeting, who requested to remain anonymous. One of the outstanding complaints is the homeowner stating that another homeowner on the street is operating a personal training and solar screen business out of their home. The Board determined that there was no proof that either business was operating out of this location, based on listings online including the Taxable Entity Search, so no further action is required. Joseph offered to follow up with the resident with this decision.
- c. Pleasant Rose Update- Joe presented several videos of loud motorcycle noise, motorcycles speeding through the street, etc. Additionally, another homeowner was walking his dog recently and was attacked by 3 pit bulls that came through from Pecan Ridge and attacked him and required medical attention. For the pass through to the Pecan Ridge subdivision to be closed, the City of Bryan Planning and Zoning requires surveys of the two adjacent lots. Charles proposed for the HOA to finance the cost of closing off this connection, to reduce nuisance crimes

and improve homeowner safety. Patti and Don will obtain a proposal for the cost of the platting and survey for the Pleasant Rose alleyway and adjacent land. The board will review the pricing at the January meeting and decide.

- d. Alleyway and Easement Maintenance- Patti presented a plot that Grant Carrabba (developer) sent of Phase 18 in Austin's Colony with a plot of land that Carrabba wants the board to take over maintenance on, that they will supply a \$5,000 stipend to put towards future upkeep of this land. As this land is an easement/ alleyway, the board discussed taking over this land in addition to 2 other alleyways. Patti will obtain a bid from GT Grounds on the cost to maintain this land. The board will review the bid and decide on the terms to present to Carrabba for potentially taking over these areas.
- e. Dog Park- Patti brought up opportunity to explore utilizing the park on Bullinger/ Thornberry as a dog park, as a joint venture with the City of Bryan. Patti offered to initiate this conversation and follow up with the Board.

#### VII. Delinquency Report

- a. Reviewed current list of delinquency report
  - i. As of 11/30/17 there are 68 delinquent homeowners that account for 11% of our total anticipated income, for a current total delinquent amount of \$11,988.88.
  - ii. Brenda's recommendation to the board, due to being so close to the end of the year, is to bill the delinquent amounts with the 2018 dues.
  - iii. Suzan Reed is consulting with an attorney on the current Bi-Laws versus the collection policy on which takes precedence.

#### VIII. Open Discussion

- a. Patti asked to communicate to Webmaster to add the next homeowner annual meeting to our website, which will be September 10, 2018.

#### IX. Next Meeting

- a. The next board meeting is scheduled for January 9, 2018.

#### X. Dismissal

- a. Patti motioned to adjourn the meeting, Joe seconded, all approved, none opposed, motion carried and the meeting adjourned 8:00pm.