

**Austin's Colony Home Owners Association**  
**Board of Directors Meeting**  
**Tuesday, January 9<sup>th</sup>, 2018 at 6pm**  
**BHHS Caliber Realty**

- I. Call to Order
  - a. There was a full quorum in attendance, so the meeting was called to order by Charles Grimes, President, at 5:57pm.
  - b. In attendance- Joseph Mitchell (Vice President), Marissa Maguire (Secretary), Rick Greig (Treasurer), Patti Wade, Donald Burnett, Karen Compton.
  - c. BHHS Representatives (formerly BCR)- Mark Thorndike, Brenda Brown
  - d. Absent- Joe Contreras (gave proxy vote to Patti Wade via e-mail)
- II. Ratify Previous Meeting Minutes
  - a. December Board meeting minutes were previously approved by the board via e-voting on December 8, 2017. Patti motioned to ratify these minutes, Don seconded, all in favor, none opposed, motion carried.
- III. Financial Report
  - a. No major changes in expenses since December 2017 meeting.
  - b. BHHS already received \$3,200 worth of delinquent dues from 2017. Shrunk delinquent balance down to \$9,062.21 which is 7.89% delinquent.
  - c. 2018 Dues Statement will be sent out by February 15<sup>th</sup>, per the deed restrictions, with a due date of 3/31/18 before fees and interest would apply.
- IV. 2018 Budget
  - a. A proposed 2018 budget was presented to the Board for review and vote on for approval. The proposed budget is based off 616 homes, which is the current count as of 12/31/17, and shows a net loss for the year. The board agreed to review the budget line items and projected amounts and provide feedback to Brenda. Once approved, a copy of the proposed budget, with explanations, will be posted on the website for homeowners to be able to easily access.
  - b. Brenda to collect list of prices from in-house lawyer so that Board can compare fees against current law firm we are utilizing.
  - c. Patti will submit for a grant, through the City of Bryan, to potentially offset some of the planned \$15,000 for the 2<sup>nd</sup> year of the previously approved, 3-year landscape project.
- V. Violation Report
  - a. One 209 letter was sent on 1/8/18 to a home on N Pioneer Trail for items stored in plain view.
  - b. Two additional homes are on their final notice, so if the violations are not corrected by the next drive through, they will also receive the 209 letter.
- VI. Board Member Resignations
  - a. Jason McConnell submitted an email resignation on 12/9/17, as he no longer is a resident of Austin's Colony subdivision. Marissa Maguire (Secretary) also provided a notice of resignation effective 1/26/18, due to external conflicts.

- b. Don motioned to accept both resignations, Karen seconded, Patti abstained, motion was passed 6-0-2.
  - c. Discussed goal to fill vacated Secretary position by April board meeting.
- VII. Potential Vote on Enclosing the Opening on Pleasant Rose
- a. Patti presented detailed cost and step-by-step process to close the easement on Pleasant Rose to the Board. The first step is to conduct a survey to replat lots 12 & 13 (approximately \$3500 cost) to close the easement. Both homeowners must sign the paperwork and application (fee of \$300) through the City of Bryan. Once this is filed it is reviewed, sent to Planning & Zoning, and sent to all homeowners within 200 ft. all around, for additional response. Once approved by P & Z the easement must be closed immediately. Patti recommended to have both homeowners sign contract of their responsibility to put up the fence to enclose this area within a specified timeframe, or face certain penalties. As discussed in previous meetings, the board is considering covering the cost of the survey for replat and application fee to improve the safety and security of our neighborhood, for our residents, as the easement is currently a thoroughfare for criminal activity (noted rise in petty crime over previous summer). Karen motioned to approve the \$3800 cost for replat that was included in the proposed budget, Don seconded, all in favor, none opposed, motion carried.
- VIII. Discussion on Taking Over Alley Ways / Right of Ways from Developer
- a. Discussed proposed donation of Phase 18 easement land to HOA. Developer would maintain the easement for 1 year starting on HOA acceptance, put up a fence and gate across Bullinger Creek to mirror exactly what was done across the street and donate \$5,000 to the HOA for future maintenance cost.
  - b. Board reviewed multiple options on how the easement would be maintained, what requirements would be from homeowners, how often any landscaping services would be needed, what state the easements need to be in (at cost to developer) before HOA would consider taking over, etc.
  - c. Patti presented proposal from GT Grounds for one-time project cost of \$1975.56 which covers putting up farmers fencing on Phase 18 side and taking down existing fencing to replace with farmers fencing on the lot across the street. Bi-weekly mowing would increase the monthly landscaping bill by \$362.64 (or \$4351.68 annually) to add on these two areas.
  - d. Board determined that, at this time, we cannot make a decision on taking over these areas, based on the financial cost of continued maintenance. The board authorized Patti to advise Grant of this decision and determine what flexibility he has in his timeline of wanting to turn over this land.
- IX. Feral Hog Damage Update
- a. Ultimate responsibility for the right of way is to the developer. The sidewalks are city easement that we (HOA) maintain. Councilman Greg Owens will check into help from city on repairing damage around the sidewalks, to help us out, otherwise it would fall on the HOA to pay our grounds company for clean up. The Texas A&M Agrilife Extension Wildlife Services branch does have some options (nonlethal and harassment) that they can provide for activity that occurs within the city limits. The Bryan Animal Center staff is already working in

conjunction with this agency on this issue. The board will continue to communicate any damage to the appropriate groups.

- b. Below are the three contacts for additional information/ resources on feral swine management, from the Executive Assistant to the City Manager for the City of Bryan:
    - i. Linda Tschirhart-Hejl  
District Supervisor  
[979-599-5070](tel:979-599-5070)  
Texas A&M Agrilife Extension-Texas Wildlife Services  
2870 North Harvey Mitchell Parkway, Suite 100  
Bryan, TX 77807  
<http://agrilife.org/txwildlifeservices/>
    - ii. Chris Watts  
Wildlife Damage Management Biologist  
Texas A&M Agrilife Extension – Wildlife Services  
USDA-APHIS-Wildlife Services  
Office Number – [979-599-5070](tel:979-599-5070)  
2870 North Harvey Mitchell Pkwy. Ste. 100  
Bryan, TX 77807  
<http://agrilife.org/txwildlifeservices/>
    - iii. Jonathon Cassens  
[979-255-5165](tel:979-255-5165)  
[www.wildboarusa.com](http://www.wildboarusa.com)<<http://www.wildboarusa.com>>
- X. Thornberry Park / Dog Park Possibility
- a. Based on decision from the last meeting, Patti looked into the possibility of making the Bullinger/Thornberry corner into a Dog Park, as a joint effort with the City of Bryan. Patti determined that this is not feasible due to the land being privately owned and the City does not authorize joint venture projects. If the HOA were to donate the land to the City, there would still not be enough acreage to make it into a Dog Park, based on electrical and gas restrictions. Patti also provided step-by-step guide if the HOA decided to develop a dog park on our own.
  - b. Based on the response from the City, the board decided to table these efforts for now and take no further action on this project.
- XI. ACC Advisory Committee
- a. Based on there being no additional interest from homeowners to join and serve on the ACC, the Board will continue to serve as the ACC for Austin’s Colony.
  - b. The ACC reviewed a request for a storage shed, submitted by a homeowner. The ACC determined that the proposed storage building was not in compliance with the CC&R’s as it did not have the correct composition materials, so the request was denied. BHHS will communicate the ACC’s decision to the homeowner.
- XII. Discussion of Amending By-Laws Regarding Mailing & Collection of Dues and Fine Structure
- a. Board discussed changing due date of dues from 3/31 and when statements are sent out to homeowners.

- b. Discussed proposing fine structure and if Board supports, drafting a proposed fine structure outline to present to homeowners with goal of voting on at the 2018 annual meeting. Rick motioned to move forward with creating the proposed fine structure for review and discussion at the next Board meeting, Marissa seconded, all in favor, none opposed, motion carried.
- XIII. Election of Officers
  - a. Rick moved to retroactively install officers, in accordance with Section 10.02 “Election of Officers” in our by-laws, to the last Board meeting. Don seconded, all in favor, none opposed, motion carried.
- XIV. Next Meeting
  - a. The next board meeting is scheduled for April 3<sup>rd</sup>, 2018 at 6:00pm
- XV. Dismissal
  - a. Patti motioned to adjourn the meeting, Don seconded, all approved, none opposed, motion carried and the meeting adjourned 7:46pm.