

**Austin's Colony Homeowner's Association
Board of Director's Meeting Minutes**

Tuesday, July 10, 2018

Location: BHHS Caliber Realty

- I. **Call to Order** – the quarterly meeting of the Austin's Colony HOA Board of Directors was called to order by Charles Grimes, President, at 6:08 p.m.
- II. **Attendance** – Charles Grimes, Rick Greig, Donald Burnett, Patti Wade, Joe Contreras, Karen Compton. Suzan Reed and Briley Blackshear attended representing BHHS Caliber Realty.
- III. **Guests:** Justin Lopez, Leslie Contreras, and Aaron Cohen
- IV. **Presentation from City of Bryan** – representative was unable to make the meeting, so the presentation will be rescheduled.
- V. **Closing off Pleasant Rose**
 - A. Charles created a contract specifying provisions for all parties.
 - B. Once the City of Bryan approves the re-plat and it is filed at the Courthouse, residents will be notified prior to filing with the City.
 - C. Upon completion, the parties to the contract have 30 days erect a completed fence enclosing both front and back of the area, as well as the fencing separating their properties.
 - D. Clarification was made that the person listed on the deed has to be the person to sign the contract.
- VI. **Developer Report (Grant Carrabba)**
 - A. Finishing out Phase 19
 - B. Update on Phase 18, next to Rudder and off Bullinger Creek
 1. 31 lots are under contract
 2. Pushing to finish lot sales by the end of October
 3. Looking for expansion possibilities, info released after contracts are finalized
 - C. Fences – Mark gave go ahead to have 8ft fences taken down; still working through the process; trying to correct in next phase CCR, only addressed now on major streets, getting the internal streets done
 - D. Discussion on additions to properties with roofs other than composite
 - E. A provision to fine needs to be created (need to coordinate with HOA). Continued failure to comply could result in lien; can be added to CCR for pending phases and future ones by Grant.
 - F. Phase restrictions filed for Phases 16 and 17; Grant will scan copy to the HOA and BHHS tomorrow 7/10/18
 - G. Phase 18 – iron gates; if property butts up to green belt, okay
 - H. Iron gates, farmers fencing, etc., can be used on property sections that face a green belt or creeks, but not on sides or fronts of homes.
 - I. Working with City about stone sign on Thornberry near Greenbriar; said yes, but have different discussions about exactly where to place it
 - J. Across from Rudder – another entrance sign eventually, plus landscaping
- VII. **Previous Minutes** – Patti asked to make an addition to the Treasurer's report that the landscaping project cost was approved at the Dec. 5, 2017 meeting. Joe moved to approve the minutes as amended. Karen seconded the motion, which was approved unanimously.
- VIII. **Treasurer's Report**
 - A. Operating Account Balance as of June 30: \$42,176.21
 - B. Savings/Reserve Account Balance as of June 30: \$72,629.56
 - C. 3 year projections to be discussed later in the meeting
 - D. Banking discussion
 1. We have been incurring fees when we have heavy number of deposits
 2. Our current account type may not be as appropriate for our needs as it could be
 3. Can we approach Prosperity about lowering fees? Patti and Karen will contact them.

- IX. **BHHS Report** – following up on business items from website email, drive-throughs, etc.
 - A. Drive throughs reported broken basketball goals, trailers parked in driveways
 - B. 2314 Pioneer – open fence, plastic shed, 30 days no action; 209 certified demand letter sent; next action? Hold off for now; send reminder letter; ask lawyer for recommendation here too
 - C. Certain properties have received lots of notices for remedy. No action taken by some residents, postcard reminders sent, followed by 209 certified demand letter sent. BHHS to consult attorney to examine options; bring recommendation back to Board
 - D. What kind of enforcement can we enact? Do we need to create bylaw change? Lawyer opinion – BHHS will inquire on options.
- X. **Various Business Items**
 - A. Austin’s Colony name – Charles cleared up registration issue with state / claim from Austin company about name usage – waiting for final paperwork from State
 - B. Graffiti on pillars on Austin Pkwy – Patti filed police report
 - C. Tracking contractor, vendor work – not enough work overall to warrant time put in
 - D. Potential businesses
 - 1. salon off Archer already taken care of
 - 2. homeschool online (Charles sent reply to send out); CC&R’s just say businesses can’t be run from a home
- XI. **Review 3 year budget projection**
 - A. Rick presented 3 year projection as requested by Charles
 - 1. Made adjustments based on conservative number of residences added each year
 - 2. Projected management fees accordingly
 - 3. Projected standard increases in lawn maintenance fees with added common area; adjusted utility projections accordingly
 - 4. Other items based on current use and three year spending pattern
 - 5. Delinquency rate of 5% factored in per recommendation of management company
 - 6. At current assessment of \$120 per household, budget would go into the red each year
 - B. According to Article 15.02.(c), the Board of Directors can vote to increase the assessment to owners by \$12 per month without bringing the increase to the General Membership for approval.
 - C. That increase would allow the Board to handle the business of the HOA without going over budget for at least the next 3 years.
 - D. Patti move to raise the annual assessment by \$10.00 per month to \$130.00 annually. Karen seconded the motion, which was unanimously approved.
 - E. Potential Landscaping project – do we want to ask to use reserves to take next step
 - 1. Could use \$9K to finish out Parkway
 - 2. Continue researching costs for potential phase 3
- XII. **Flags**
 - A. Patti got new prices on flags from a new vendor; last purchase was in 2017
 - B. Joe moved to approve flag purchases per the pricing secured by Patti. Patti seconded the motion, which was approved unanimously.
- XIII. **Will meet in August to plan agenda for Annual Meeting**
- XIV. **Meeting was adjourned by President Grimes at 8:36 p.m.**

Respectfully submitted,

Rick Greig
Austin’s Colony HOA Treasurer 2016-2018