

**Austin's Colony Homeowner's Association
Board of Director's Meeting Agenda
Wednesday, January 9, 2019**

**Berkshire Hathaway
700 University Drive, Ste 108
College Station, TX 77840**

- I. **Call to Order** - Meeting was called to order by Patti Wade, President, at 6:04 p.m.
- II. **Attendance** - Patti Wade, Ron Abbott, Cathy Bruton, Don Burnett, Karen Compton, Joe Contreras, Rick Greig, Justin Lopez, and Richard Payne. Briley Blackshear attended representing BHHS Caliber Realty.
- III. **Welcome Guest** - No guest in attendance.
- IV. **Management** - Briley will verify that a signature is needed on the By-Laws.
- V. **Approval to Ratify**
 - Minutes from November 7, 2018 Board Meeting. Richard motioned and Justin seconded; motion carried. Discussion: Richard suggested a condensed version and others commented they liked more details, so future board members may review and have a better understanding of details.
- VI. **Treasurer Report / Budget**
 - Rick reviewed the budget, with comments of some missing entries for December 2018.
Balances as of 12/31/2018:
Operating Account: \$6,925.06
Reserve Account: \$72,852.32
Note: Operating balance account as of 1/9/2019 is under \$2,500 due to payment of survey fees related to the Pleasant Rose closure project. An appropriate amount will be transferred from Reserves to handle operating expenses for January and until assessment fees begin coming in.
- VII. **Developer Report**
 - Grant unable to attend.
- VIII. **Old Business**
 - Pleasant Rose Update - Planning and Zoning voted to approve closure of Pleasant Rose.
 - Discussion on Mailout of Dues and Procedures. Invoices are mailed middle of February and due March 1. Late notices go out After March 31. By-laws were referred to.
 - Benches and Doggie Stations - Ron will start working on this month. Will need to check pricing and City Ordinance.
 - Replacement of dead shrubs - wait until new company is contracted for warranty.
- IX. **New Business**
 - Possible Alignment of CC&R - We will need to propose at the Annual Home Owners Association meeting with 67% approval. Grant and Patti will keep communication open in regards to alignment procedures.
 - Report on Christmas Decorations/lights/future projects - Decorating contest was positive and winning homeowners were thrilled. Justin commented the committee learned from this for future contest.

- Please provide any changes on the Newsletter to Justin by noon January 10 prior to going to print.
- Violation Reports including fences, discussion about possible new procedure with residents regarding items being under violation on sell of home - Briley will start on this next week.
- Garbage cans and front yard storage - Not listed in the By-Laws, so cannot enforce. Suggest we include in the Newsletter to be a good neighbor and store trash cans on the side of the house.
- Landscaping Project Year 3 - Reviewing best practice for reserve money expenditures.
- Discussion on future meeting dates - Patti suggested meeting every month and a half, because every three months is too far between meetings. Justin moved to approve the current schedule as presented, the motion was seconded by Joe and the motion carried. Patti will send emails when needed and requested everyone respond within 24 hours. Meeting dates are: April 2, July 2, and October 1.
- Four bids were reviewed and discussed by Patti Wade. Seven lawn and maintenance companies were contacted in which three declined. Karen moved to accept the bid from Dwayne's Lawn Services LLC as the new lawn maintenance contractor. Cathy seconded the motion, which passed unanimously. Total monthly amount will be \$4,817.13. GT Grounds has serviced our area for several years did a great job. They have done much of the landscaping projects throughout the years. We thank Chris Liota for his services and detailed help.

- X. **Executive Session** - Board members only - began at 7:23 and ended at 7:37.
- XI. Next Board Meeting - April 2, 2019
- XII. Adjournment at 7:39 motioned by Joe, seconded by Richard, approved unanimously.