

**Austin's Colony Homeowner's Association**  
**Board of Director's Meeting Agenda**  
**Tuesday, July 2, 2019**  
**Berkshire Hathaway**  
**700 University Drive, Suite 108**  
**College Station, Texas 77840**

Attendees: Patti Wade, Ron Abbot, Cathy Bruton, Don Burnett and Rick Greig; Suzan Reed and Briley Blackshear representing Berkshire Hathaway, Management Company

The meeting began at 6:00 and Patti welcomed everyone and established a Quorum. Karen Compton gave her proxy to Cathy; Joe Contreras and Justin Lopez gave their proxies to Patti.

Patti introduced guest Brett Brewer, moved to Austin's Colony in December 2018 and may be interested in replacing Richard as a member on the Board.

Open Comments from Guests: Briley updated the Board regarding 209s sent to resident regarding fence and gate needing repair, stored materials need to be moved from view. Residents have repaired the fence and gate, mailbox and garage will be repaired later, cement blocks will be moved later and articles in front yard will be moved by July 16. Briley will do a drive by on July 16. Patti thanked the residents for coming to the meeting.

Ratify Items:

Minutes of April 2, 2019 Board Meeting – Don motioned to accept; Ron seconded; approved unanimously.

Resignation of Richard Payne from email dated June 17, 2019 – Cathy motioned to accept; Don seconded; approved unanimously.

Treasurer Reports – Rick The cost of \$290.97 for the annual meeting will be reimbursed by the developer, the Liability Insurance of \$5,752 is a 600% increase from last year; Lawn Care wasn't paid in February which shows the increase in March, and questioned the duplicate amount for April, management will look into this, the amount in May of \$4,817.13 puts us overbudget for the year. As long as we keep costs down, as of this month, we are okay with the budget for the year.

The dues report was discussed. Suzan reported that Delinquent dues from October 2018 have been re-filed this month.

Management Reports; financial reports on collections/fences/violations report – Briley did her drive by on Monday, but due to the storm on Father's Day some fences were damaged, on her next drive by she will note fences that need repair and may send a mass email and remind

residents that any exterior fences the good side faces the road. She notifies home owners about every other month and there is nothing we can do and suggest to let them know when replacing the fence to have it done correctly.

Developer Report – Grant did not attend.

#### Old Business:

- Tax Exempt –Rick will need two items and Patti will get those to him within a few weeks and hopefully able to move forward and save money.
- Nature Park/Speeding and Patrol concerns follow-up – Patti met with Hugh Wallace, Parks and Rec, walked areas around the nature trail and different parts of the park. She sent all of the Board the letter she received from Hugh and it will be left natural. Patti sent letter to the Chief of Police and we will have more patrol, especially at night. If we see activity at the park after hours, there is a curfew, and we need to call it in to the non-emergency number.
- Residential Concerns of Unkept Yards and Stored Items – We need to be pro-active on stored items and if we see something out of place notify Briley.
- CC&R's/Bylaws Update – Patti updated that Grant still hasn't received anything from the lawyer, and the firm supposedly is looking at the drafts the Board prepared at a Workshop in May. The good news is the Turnover of phases 1-11a and 11c. Grant will sign his part tomorrow. Grant proposes on the 11<sup>th</sup> year and one day it rolls to the HOA. This is a big accomplishment and will help also with the tax exempt.

#### New Business:

- Liability Insurance – Suzan and Briley – Received one bid and waiting on a couple of others. Previously we paid \$855/annually, which incrementally increases each year on the number of homes. Our current policy doesn't show the correct 647 units, which needs to be accounted on our General Liability and D&O. The policy this year is about a \$5,000 premium, which was paid in error. We will receive the majority of that payment back, but our insurance premiums will increase. Briley has the information when our policy will renew and reach out for bids, so we will get the best rate. When the bids are received Ron suggested the Board review and vote. Patti will send out an email and by the deadline if everyone hasn't responded and voted, majority rules.
- Annual Meeting Plans – Briley, or someone, will contact us for agenda items and Minutes from the last Annual Meeting, HOA will take all materials to Copy Center for printing and deliver to Suzan or Briley prior to the meeting. (This was decided at the meeting, but have received information since that Suzan or Briley will not attend.) We will meet at Premier Best Western. Patti asked Suzan and Briley to check if the Annual Meeting notice, RSVP, proxy and request for new Board members has to be mailed out separately from the Newsletter, may we include an email address to respond?
- Officers that want to remain on board – Patti, Ron, Don and Karen. Cathy is still considering, Joe is going off, not sure about Justin. Richard Payne moved and no longer on the board.
- Workshop Date Prior to Meeting – Date and location to be forthcoming.

- Website Update on Contacts – Patti and Gary updated the contacts, police, fire, non-emergency, management company, etc. City has new things coming up with Ring Bell, where you can upload your information to things that are going on in the neighborhood.
- Newsletter Suggestions – Patti is not sure how much Justin will be able to work on and looking for suggestions. Patti will send to the board for review and Rick will edit. Suzan suggested to include information on fences, any property projects send to the board.
- Dues were discussed. Patti asked what to do about our dues: we can only raise the dues \$10/annually without membership approval. Rick stated we are looking at a \$10,000 deficit for this year. Will continue discussion at the Workshop.
- Printing Costs for mailouts and annual meeting – management charges .20 cents/copy. Cathy and Patti called around and copies can be made as low as .08 cents/copy. If we use outside printing we will need to receive the masters from management to take to the printer. Suzan approved this and explained they pass on their costs to us, they are not making money by printing the packets.
- Irrigation Repairs – We had an original irrigation box in the front that was fried, the newer ones are in ground and battery operated. All the valves (taps) at the city meters were turned off during fall season, so we didn't have any water. There was a second repair done at Colony Village and Bullinger on a pipe that had broke.
- Patti sent request to the City about installing a “No U-Turn” sign on Boonville and Austin's Colony Parkway and that is being reviewed.
- Patti suggested we ask the residents what topics they are interested in for the annual meeting on Next-door. As a new resident what do you want to know about us. Mayor Nelson, Councilmen Owens and Simank, and officer Sgt. Jason James will speak. Grant will provide future development information. Suzan suggested inviting our landscaper to provide information on how to take care of our lawns.
- Brett Brewer was voted in to replace Richard Payne; Rick motioned, Ron seconded; approved unanimously.
- Patti thanked everyone for serving on the board and to Briley for all of her hard work and congratulations with the baby.

#### Open Discussion:

Ron questioned parking in the cul-de-sac. Patti responded no overnight parking is in our CC&R's, but we do not have jurisdiction. Cars need to allow room for Emergency vehicles.

Cathy questioned if family visitors may park a boat at the residence for one night. Temporary vehicles may be parked at a residence up to 48 hours per city code.

Don motioned to adjourn at 7:32, Ron seconded; approved unanimously.

Next Board meeting – October 8, 2019