

Austin's Colony Homeowner's Association  
Board of Directors Meeting  
Tuesday, October 8, 2019  
Berkshire Hathaway  
700 University drive, Suite 108  
College Station, Texas 77840

Attendees: Pattie Wade, Ron Abbot, Stephen Yohner, Karen Compton, Linda Caraway Don Burnett, Bruce Worley, Jeff Skelton, and Morgan Bridwell, representing Berkshire Hathaway Management Company.

The meeting was called to order at 6:05 p.m. Pattie welcomed everyone and established a quorum. Cathy Bruton gave her proxy to Karen Compton.

Patti introduced Morgan Bridwell, representative for Berkshire Hathaway Management Company.

Ratified items:

The minutes of the May 2, 2019 Board meeting were approved via e-mail August 6, 2019. Ron Motioned to accept; Don seconded; approved unanimously.

Treasurer's Report:

- Karen reported that revenue was up with balance greater than expenses.
- We are still waiting for the refund from Farmer's since April, 2019. Morgan will check with Leslie (Accountant) for an update.
- Dues are down, otherwise everything else is consistent.
- \$150 accounting fees clarification needed. Morgan to check with Leslie
- \$8,866.43 Income
- Balance sheet comparison - checking and money market accounts noted difference in comparison is almost a \$20,000 difference; lawn management and insurance noted as basis for difference.
- Delinquency detail: the delinquency balance has decreased - currently totaling \$8,935.73. The percentage is down from approximately 50% down to 2.54%, representing 17 households.
- Violations report: Morgan confirmed doing drive-by every two weeks. Discussion of several properties of concern with actions taken to remedy violations, Appropriate notices and 209 letters sent, as well as, notices to the City of Bryan, as appropriate.  
Discussion: Good side of fence, according to the CC&Rs are to be facing outside. Residents are not compliant, noting that there are even other unapproved materials being used.

Old Business:

- Tax Exempt Update: Patti reported she filed on September 11, 2019. She had to resend including additional requested information.
- City packet for Speed Bumps: Ron will read/review and report back on areas most appropriate for the speed bumps.

## New Business:

- CC&R Project: Patti made copies of current different CC&Rs for review of each board member to review and make notations/questions for workshop (TBA), to consolidate into one comprehensive CC&R to submit for legal review. Patti noted that it takes 23-26% of resident approval/signatures for the new CC&Rs to pass.
- Lawn and Maintenance Shrub Replacements: Patti noted at 30 shrubs have died and need replaced, along with proposal to possibly add trees to the project; explaining the process related to the City grant and amount board can approve for the project; Linda motioned, Karen seconded proposal to move ahead with estimates for the project; approved unanimously.
- Christmas Decorations: Patti noted there is very little needed for this year based on review of current decoration on hand (perhaps ribbon/balls for the wreaths may be needed), but the funds need are already in the budget. Discussion of whether judging should happen this year for "best" - per categories. It was decided that it is a good community project, therefore Stephen motioned; Jeff seconded to have the judging this year; approved unanimously.
- Electrical Repairs at Entrance: Per electrician the outlets are dead. Bid is pending for replacements. Patti also noted possible use of LED light on crepe myrtles.
- Halloween Patrol: Patti led a discussion on the desire to the patrol this year at a cost of \$400 to \$600. Consensus was that the City should be contacted with a request to patrol our subdivision due to the large numbers of non-resident activity. Stephen motioned; Jeff seconded to bypass paying for a patrol this year; approved unanimously.
- Bank Signatures and Account: Patti noted four signatures - two from HOA Board and two from Management for both General account and Money Market account.
- Annual Meeting for September 14, 2020: Patti noted that a everyone was very complimentary of the annual meeting venue. Patti requested motion for reservation of the same facility at a cost of \$225, possibly to be paid by Grant (the developer), but if not, paid for out of HOA funds. Ron motioned; Bruce seconded; approved unanimously.
- Dues: Patti led discussion of needed dues increase to meet expenses. Ron proposed doing the budget first, followed by further discussion of the amount needed increased. He will work with Karen and Leslie. The proposed budget to be e-mailed to the Board.
- Next Board meeting - TBA

There being no further business or discussion a dismissal motion was made by Karen; seconded by Jeff; approved unanimously at 7:28 p.m.

