

Austin's Colony Homeowner's Association Board of Directors Meeting  
Tuesday, January 7, 2020  
Berkshire Hathaway  
700 University Drive, Suite, 108, College Station, Texas 77840

Attendees: Ron Abbot, Karen Compton, Linda Caraway, Stephen Yohner, Patti Wade, Bruce Worley; representatives from Berkshire Hathaway: Susan Reed, Briley Blackshear and Morgan Ray.

Patti Wade welcomed everyone calling the meeting to order at 6:00 PM. Cathy Bruton having given Karen Compton her proxy; Don Burnet having given Patti Wade his proxy and Jeff Skelton having given Stephen Yohner his proxy, a quorum was established.

Patti acknowledged Susan Reed and Briley Blackshear, who introduced Morgan Ray. There were no other guests in attendance.

**Ratified items:**

- Minutes of the October 8, 2019 meeting were approved via e-mail October 15, 2019. Linda motioned to accept; Bruce seconded; no discussion, approved unanimously.
- Patti requested reimbursement for purchases she made of fertilizer for oak trees at entrance for \$29.75, December 11, 2019 and Christmas decorations for \$55.45 for a total of \$85.20, Ron motioned to approve; Karen seconded; no discussion, approved unanimously
- Annual meeting minutes of September 9, 2019 were approved via e-mail. Bruce motioned to accept, Ron seconded; no discussion, accepted unanimously to ratify (approved for purpose of meeting only; actual approval will be at annual meeting).

**Treasurer's Report:**

Karen presented copies of the Actual/Budget Fiscal Year Analysis and Profit & Loss statements. These were reviewed and comments/questions relating to them were addressed. She noted that \$10,000 had been transferred from Reserves to the General Fund to cover a \$9,800 deficit. She noted that this would be necessary again in January to cover expenses, because there is not current income until dues begin to be paid in March. Patti noted that decision to pull from the Reserves was approved by her. She noted that this is between the treasurer and the management company but the President should be notified. Transfers of this type, with the additional approval of the President, were approved by the Board when Rich Greig was on Board.

Karen shared the proposed budget. The proposed budget, included an increase of HOA dues to \$144 annually. Questions were thoroughly answered after which a motion to approve the budget was given by Ron; seconded by Linda; no further discussion; approved unanimously.

**Management report:**

- Violations: Briley noted there was not a violations report for January. Patti stated a need to be consistent with the 209 letters for violations, including storage and flowerbeds with a focus on a clean visual look.
- Dues Statements/Status: Briley stated that February 1, 2020 is the deadline for the dues statements. She also noted a 1% improvement on collections. Karen noted that there are \$2,600 in outstanding dues.

Patti asked Susan for feedback on any other recourse. Susan noted both leans and foreclosures were options. Susan stated that continuing to contact those with delinquencies. She stated that foreclosures are costly and would be discussed at the annual meeting.

**Old Business:**

- Tax Exempt Approved - Patti reported that the status had been approved on October 23, 2019. She acknowledged Rick Greig's hard work and efforts for this project. Patti had to submit more to them but was happy it was approved. This will save taxes with our vendors.
- Lawn and Maintenance Shrub Replacement - Patti noted that Grant Carrabba (developer) had donated \$1,400 to the HOA toward lawn maintenance, but as of this meeting Grant had not yet paid it. However, per e-mail he said it would be paid by the end of this week.

- Christmas contest: The 2019 Winners were 3932 Ambrose, 2700 Mills and 3700 Williams Trace; honorable mention went to 2903 Ambrose and 3055 Embers Loop.
- CC&R Update: Patti reported that after considerable work by the board and herself, she was able to submit the revisions to Grant Carrabba's attorney the first week of December, but has not had any response as of this date. She asked Stephen to follow-up on this issue.

#### **New Business:**

- Meeting with Grant Carrabba, developer, and board members Stephen and Bruce on November 19, 2019 (Stephen asked that we reference his e-mailed full report to the Board dated December 3, 2019), addressing the following:

##### *Plats:*

Grant's response was that he does not list us (HOA); the City does. He stated that someone has to be listed and it's either the City or HOA as the developer cannot keep it. He stated the homeowners that live by the creeks actually own the property into the creek. Bruce even stated that is how his property lines are at his house. The homeowner is ultimately responsible, but we are responsible for things like if a large tree was to fall across the creek and dam up the water. Grant did state if something like this he would handle it until all the development is completed for Austin Colony; then it would be on us (HOA). As far as mowing and things like that it is the homeowners responsibility. He also stated this was basically a once every 100 years something like this happens but there are no other areas that will be developed in Austin Colony that this situation will arise.

##### *Land "given" to HOA:*

Grant said these areas will still be cleaned up, leveled and any debris removed by him after they start the new development. I'm guessing they'll have the equipment to do so in the area is why they'll do it then. He was aware of it and said he had planned to complete it. As far as the gates, again he would help with the gates if needed until the development was completed in Austin's Colony, which would be way over a decade from now according to him. After that it would be the HOA

##### *Landscaping and plants:*

He stated he would keep it the same as we already have and he would use our contractor when it comes to that time. He stated he does not mind at all doing that. He also stated he would be upgrading as he already has in other areas to solar powered sprinklers so there is not electrical problems and cost for electrical.

##### *Turning over the finished development prior to 10 years:*

Grant stated he wouldn't mind and in fact would love to turn them over if that's what the Board wants.

##### *CC&Rs:*

Grant stated that they are still being worked on and he will check on them. He also still plans to vote at a time to where his vote will carry numerous votes for the new area. He said they are also trying to push for some type of fine for violations.

Finally Grant stated his plan to give the HOA five to six thousand dollars for maintenance on future landscaping next year.

Patti asked Stephen to clarify with Grant about how the responsibility for the retention ponds will be handled for phases 20-25.

##### *- Dues Increase:*

Karen noted that there was an increase to \$144 annually for dues in the proposed budget above. Patti noted that the increase last year was \$10 for the year and that previously there had not been an increase for six or seven years. Karen noted that even with the increase proposed this year that we would be very tight, barely breaking even. After discussion of the options, it was decided to stay with the proposed increase to \$144 and address any additional increase as needed at the annual meeting. Ron made the motion with a second by Linda; no discussion, approved unanimously.

##### *- City grant:*

Patti stated she will apply for the \$5,000 grant per the criteria.

#### **Open discussion:**

- Patti asked Stephen to please follow-up with Jason Barknecht on turn lane marking at entrance.

- Patti reiterated that the lawn and maintenance contract ends in February and that there will be a 5% increase, which is acceptable.
- We have received confirmation that our annual meeting will be at the same location as last year, Premier Hotel on Boonville.
- It was noted that the BIG Event could be a help to residence in lawn/maintenance and it was agreed that it would be publicized via e-mail and the newsletter with information about applying. Applications are due by February 8, 2020 and the event is scheduled for March 28, 2020.

The next Board meeting is scheduled for Tuesday, April 7, 2020 at 6:00at Berkshire Hathaway offices. There being no further business, the meeting was adjourned at 7:10PM