

**Minutes for Annual General Meeting
Austin's Colony Home Owners Association
September 9, 2019
Best Western Premier**

1. Meeting started at 7:01 pm with opening remarks from Patti Wade. Patti welcomed and thanked everyone for coming. She introduced the board members and thanked them for their volunteer roles.
2. She introduced the guest speakers: Mayor Andrew Nelson and his wife Shelly, Police Chief, Eric Buske, Dr. Jason Barknecht, and Sgt. Jason James. Mayor Nelson said because of the great leadership with the police chief and police force, the last ten years, the number of crimes has been cut in half.

Police Chief Buske gave update on speeding along Austin's Colony Parkway, Bullinger and Thornberry. Since June and July they have doubled their efforts in patrolling the area and giving out tickets and most of the speeding tickets were given to residents that live in Austin's Colony. He talked about the crime rate in our area, some crimes are up and some are down, the most notable crime currently is motor vehicles and he added a friendly reminder to lock your cars. "Lock your cars, the criminals break in to unlocked cars." In Austin's Colony out of 12 car burglaries 11 were unlocked. They patrol on peak hours and late night. This past summer they ran a "burglary patrol," where more officers work overnight and spent more time patrolling the area. Austin's Colony received the most attention. We will continue with school back in session.

Homeowner – Asked how many are repeat offenders. Chief Buske responded not sure, but it's very likely you won't find someone breaking into vehicles that haven't been arrested previously. He introduced Officer Stacy Dowling.

Mayor Nelson asked about repeat offenders and what the citizens can do – Chief Buske responded it is our system and really not designed or feasibly to prosecute every offender, they may plea out or the case could be dismissed.

Board Member, Patti Wade – Asked about cars being parked on both sides of the street. There have been a few reports that a bus couldn't get through. Officer Dowling responded she checked on it multiple times in a week, mostly after 5:00PM and didn't see parking on both sides. She did respond by email to the person that made the complaint and suggested placing a flyer to not park on both sides, so the bus may get through. She also contacted Bryan ISD and asked them to let her know if they have any more issues and she'll come down and knock on doors.

Board Member, Patti Wade – Asked what are we supposed to do when people block driveways and the children have to go out onto the street? Officer Dowling suggested calling the non-emergency number 361-3888. She has business cards and anyone can talk to her after the meeting. Patti asked if we can include her information on AC website and she said yes. *Homeowner* discussed not being able to pull into his own driveway, because cars were parked on both sides of driveway. Officer Dowling suggested calling the non-emergency number.

Dr. Barknecht discussed Public safety: Having a U-Turn sign at Boonville and Austin's Colony Parkway. He hoped the sign would be up that week and they also paid a visit with McCoy's to inform their truck drivers. Speed bumps and Roundabouts have been placed in areas to slow traffic down. Anyone wanting to pursue roundabouts and or speed bumps

will need to start the process with the city to have them added to any street. A packet was given to Patti where she will forward to Ron Abbott. The Recycle Center by Walmart will close soon. Chic-fil-A and Murphy's Gas must be torn down and rebuilt; Jason's Deli and Panda Express will be built where the Recycle Center is located. The Recycle Center cost about \$425,000 annually to run and we receive about \$375,000 in profits, so the city has made arrangements with BBR to start a curbside service and will continue to keep the contract. The pickup day will be the same as the trash day every two weeks.

Homeowner - When will recycle shut down? Dr. Barknecht responded right after first of year.

Homeowner – How do we know the price of recycling? Mayor Nelson suggested calling or check the City of Bryan website.

Homeowner – How will these new businesses affect our traffic? Mayor Nelson responded the city is growing and we are working on develop growth on the east side. Dr. Barknecht confirmed Austin's Colony Parkway and Thornberry would be extended to Highway 21 by Sodalak's one day. More houses will be built on Old Reliance and FM 1179 and they are working with TXDOT to widen road.

Homeowner – Mentioned the creek behind the elementary school floods and there will be more flooding with more construction. Dr. Barknecht said this is an issue all over the city and they are reviewing all retention ponds.

Homeowner -Received an email that an auto mechanic shop is being built by emergency center. Dr. Barknecht confirmed it is Christian Brothers Automotive.

Homeowner – Will anything be done at Thornberry and FM 1179, the speed limit is 65 and the view is obstructed. Dr. Barknecht will get with TXDOT.

Homeowner – Asked if the two right turn lanes on Austin's Colony Parkway at Boonville could be marked and Mayor Nelson responded they would look into it.

Homeowner – Will Sue Haswell Pool be replaced? Mayor Nelson responded No.

Sgt. Jason James provided the following information:

September 12, 4:00 – 7:00 – Kickoff for National Night Out.

September 17, 3:00 – 6:00 – Safety car seat check-up.

September 27 – Texas Reds

October 1 – National Night Out

Neighbors App is a new app that works with Ring and has a monthly charge. You should keep the non-emergency number in your cell.

Grant Carrabba – Developer Report – Added more lots in Phase 19, just acquired 150 acres to the east where Bullinger dead ends, this will be the next Phases 20 – 25, approximately 240 homes. This new area will have two new retention ponds that will help rain run-off. They will be putting in a bridge and walking path.

Homeowner – Asked would the HOA divide into two sections? Grant responded he will get with the current HOA Board, but doesn't feel that will happen, mainly because of financial reasons.

Homeowner – Questioned the different phases and rules. Grant responded he is working on that now with the HOA Board to make one universal set of rules. Board Member, Patti Wade reminded Grant he has agreed to help with landscaping. Grant responded they have put in \$3500 worth of landscaping at Bullinger and Thornberry and would give \$1400 this year to the HOA for landscaping.

Homeowner – Asked about sidewalks on both sides of the street. Grant responded they prefer one side of the street due to utility issues.

Homeowner – Asked if Grant had an influence on his relatives to build a Carrabba's Restaurant in Bryan/College Station? Grant responded no, they don't feel this area can support one.

Homeowner - Asked if the sidewalks on Thornberry might extend to the end of the street. Now, you have to walk a few feet in grass and it when it rains it may be muddy. Grant responded - Future sidewalks would be built all the way to the street.

Homeowner – Asked if the land across from Rudder would be developed. Grant – responded yes, after the newly purchased land at the end of Bullinger is completed.

Homeowner – Asked is it possible for residents to see the plat to see future development? Grant – yes, the plan is currently with the City Planner and once approved will place on the Austin's Colony website.

Homeowner – Asked is the fracking on your land too? Grant - he doesn't have mineral rights and is experiencing the same noise we are. You may contact the RR Commission and get the oil companies phone number.

Homeowner – Asked if the debris on the empty lot in front of the elementary school could be cleaned up and mowed? Grant will get it cleaned up.

3. Patti Wade announced we have a Quorum, great turn out, and people sent in their proxies. Patti thanked Grant for the rental of the venue.
4. Review of Minutes of October 2, 2018 – approved unanimously, no discussion. The September 10, 2018 didn't have a Quorum, so a second meeting was held on October 2, 2018.
5. Officers Reports
 - a. *Patti Wade*, President – Updated the Pleasant Rose Project, lots 12&13, Block 1, Phase 3. The alleyway/easement has been closed off for no entryway from Pecan Ridge. The Board is working on consolidating all of Phases By-laws and CC&Rs. Grant is funding the legal side and the Board is working on making all the phases read the same and will acquire signatures, so we will have one set. Please register your email address for project to save money. Assignment of developer rights has been completed. After 10 years, the phases became property of the HOA, so we now have phases 1 – 11. Lawn and maintenance, took bids and it was awarded to Dwayne's Lawn's Service, LLC. Replaced one of the two boxes irrigation control boxes, we've lost about 25 shrubs to the heat, our Board Liability Insurance increased quite a bit. Thanked the Board for many accomplishments and have worked together as a team, sad to say losing three members. We are filing for Tax Exempt and Rick has spent a lot of time on that.
 - b. *Rick Grieg*, Treasurer – Call your attention to the packet of Financials. The dues income shows an increase. At the beginning of the year we had 639 homes and now have 670. The liability expense increased, because we realized we were underinsured due to our size, which was an unexpected expense. Lawn care

increased and utilities are not out of line. We increased our dues last year and will study our budget over the next couple of months.

6. Committee Reports

- a. Christmas Decorations – Justin updated on the decorations. The breaker continues to trip. Looking for new committee members. Had our first home decorating contest. *Homeowner* – Asked if we could purchase new decorations? Patti responded the funds are not in the budget at this time and trying to be thrifty. A list will be provided to sign up for different committees.
- b. Nextdoor.com – *Jacqui Peterson* updated that we have 80% of households signed up. Google Maps hasn't caught up to Carrabba's building, so be patient. She provided information on how to sign up.
- c. Bench Project/Doggie Stations – *Rick Grieg* – update on status for Ron Abbott – the costs of a bench is between \$500 - \$1,000. Ron tried to find grants. The cost of Doggie Stations is about \$70. Neighbors who don't pick up after their pets continue to be a problem. Due to the cost we may not pursue these project. There was no discussion.

7. Berkshire Hathaway Management Report – Patti thanked the management company for all they do for our HOA.

- a. *Susan Reed* – Your Board works very hard and keeps our area looking nice and helps with all of the deed restrictions. She distributed the committee sign up sheets. HOA is a non-profit organization and ran by volunteers. Management drives in area every other week to be sure everyone is in.
Homeowner – Asked if the homeowner doesn't comply with the letter. Susan – they have 15 days to make repairs, after that a 209 letter, which is governed by the Texas State Property Code, after that it is presented to the Board to decide if a legal route is the next step. Patti responded we have started legal procedures this year and it does cost the HOA. We went this route this year and it turned out positive. The homeowner met with management and the HOA Board.
Homeowner – Asked about trash cans/recycle bins not being put up? Patti – that is a City Ordinance. Don Burnett stated that the Board members couldn't see everything, so if you see something out of place please let us know, no matter how small the issue.
Homeowner – Asked if they contact the management company or the board. Susan – if you go to the website and submit your issue we should both receive it.
Homeowner – Contacted the management company and was told they sent a notice, but nothing was ever done. Patti – suggested they meet with Patti and Susan after the meeting and discuss. Susan thanked everyone for being there.

8. Election of Board Members

- a. Reading of Ballot
- b. Introduction of members on ballot – Jeff Skelton – interested in being in the process; Don Burnett enjoys taking care of the neighborhood; Karen Compton feels like we've made a lot of progress and like to give back, Cathy Bruton has lived here 2 years, been on the board 1 year and wants to continue to work on the CCRs, Stephen Yohner – new to AC, like to help the organization; Linda Caraway- I have much respect for Patti and with all she has given. She wants to help with the Bylaws; Bruce Worley- wants to be the young blood. Patti has lived

here 16 years and loves organizing, helping people and working together as a team to achieve tasks. Proud of what the board has done.

- c. Nominations from the floor? Stephen Yohner, Linda Caraway and Bruce Worley.
 - d. Final reading of the ballot
 - e. Vote – All nine of nominees are voted in.
9. New Business
- a. City grant – received \$5,000 last year and looking for new options for this year.
 - b. Volunteers for committees (sign in sheets at entrance)
 - i. Annual Meeting
 - ii. Lawn and Maintenance
 - iii. Christmas
 - iv. Directory
 - v. CC&R Project
 - c. Dues – The Board will re-visit and may increase dues again next year.

The next annual meeting will be Monday, September 14, 2020. Location TBD.

Next Board meeting October 8, 2019, 6:00PM

Meeting was adjourned at 9:19PM.