

Austin's Colony Homeowner's Association  
Board of Directors Meeting  
Tuesday, July 7, 2020

**Attendees;** Patti Wade, Ron Abbot, Cathy Bruton, Stephen Yohner, Karen Compton, Linda Caraway Don Burnett, Bruce Worley, Jeff Skelton, Briley Blackshear and Susan Reed, representing Berkshire Hathaway Management Company.

The meeting was called to order at 6:04 PM via Zoom. Patti welcomed everyone and established a quorum.

**Ratified items:**

- The minutes of the January 24, 2020 meeting, were approved via e-mail. With Steven's motion to accept and Karen's second the minutes were approved unanimously.
- Four back-up drives for the HOA website were purchased per approved vote via e-mail. Linda motioned and Bruce seconded acceptance of purchase, approved unanimously.
- The resignation of Rob Abbott submitted May, 19, 2020, was accepted via e-mail. Bruce motioned and Steven seconded, approved unanimously. Our thanks to Ron for his service to the Board.

**Treasurer's Report:**

- Karen reported that at the half-way point of 2020 we are lacking about \$3,000 from dues (including outstanding, current and previous years delinquencies), at 7.75%. She noted we are on budget with expenses and that the annual analysis/projections are on target.
- Patti asked Briley about follow-up process to which Briley responded that monthly letters and phone calls are made. Bailey noted that the current percentage is in line with July, 2019 which was only slightly lower at 7.67%.
- Karen asked that we look at the e-mail spreadsheet she sent today based on 5%/10% and number of residents with detailed projections and vote on the increase to establish a base line from which future increases may be made.

**Violation Report:**

- Briley reported that since the last Board meeting two had been fixed (metal roof and fence with wrong side to public replaced). She will be working on complaints of a commercial panel truck parked in a driveway, cement stop blocks in public view, and others in general.
- Patti complimented Briley on her attention to infractions and noted she has received several compliments from residents on how much better things have been looking.

**Old Business:** None

**New Business:**

- Patti noted that the CC&R consolidation update final draft is pending.
  - Procedure for how to obtain required resident signatures for approval of the consolidated CC&Rs was thoroughly discussed. The goal is to have a process in place that is both user- friendly and cost effective. Susan shared a process which was very effective for another HOA called Vote Now, who for a fee, sets up a website, disseminates the information and keeps up with the voting of residents, and gives a weekly reports to the Board/Management Company as designated. After a great deal of discussion, a motion was made by Bruce and seconded by Steven to pursue the process with said company. The motion was approved unanimously.
- Annual Meeting is scheduled but may have to be under a different format depending on how it is affected by the Covid-19 pandemic. Plans for an effective alternate were discussed and will be announced to residents in a timely manner. Bailey will check with hotel where current meeting is planned to take place to ask about a refund if alternate has to be used.
  - Discussion followed about terms of officers. It was noted that although the By-laws state officers terms of two years, officers can resign prior to the end of term and that officers can be re-elected for a consecutive terms, via the balloting process.
- **Lawn Maintenance Update:**

Patti reported that several cedar shrubs have been lost to web worms and they have been removed with the decision to not replace them at this time.

  - The two dead trees at the entrance are legally on the Christian Automotive property. Briley will contact the subdivision developer, Grant Carrabba and/or Christian Brothers owner as necessary.
  - There has been no response from the City of Bryan on taking over the maintenance on the commercial side of Austin's Colony Parkway. Steven will follow-up.

Next Board meeting - Annual meeting set for Monday, September 7, 2020.

There being no further business or discussion a dismissal motion was made by Steven and seconded by Bruce; approved unanimously at 7:07 PM

