

Meeting Minutes
Austin's Colony Homeowners' Association Board of Directors
February 2, 2021

Attendees: Anne McBroom Balke, Karen Compton, Chris Davis, Jeff Skelton, Patti Wade, Bruce Worley, and Stephen Yohner, and representing Berkshire Hathaway Management Company - Briley Blackshear, Karrie Cooper, and Suzan Reed.

The meeting was called to order at 6:01pm and a quorum was established. There were no guests. The minutes from the October 6, 2020 Board meeting were ratified unanimously. The motion to accept was put forward by Patti Wade and seconded by Jeff Skelton.

Treasurer

Karen Compton reported fiscal year 2020 was completed with +\$5,821.25. In 2020, the HOA did not need to take money from the reserve.

Management Company

Karrie Cooper reported that fence violations are most prevalent. There are 44 active violations; some of which will be closed in the near term. Board members will be granted access to SmartWebs so that they can review active violations. Briley provided the logon information. Sign displays on lawns will, in the future, be treated as a violation vs. a Board member taking signs from yards.

Dues statements will be mailed by February 12. Dues are due March 1. Outstanding dues as of January 25, were 24 households delinquent totaling \$7400. They are receiving emails and phone calls from the Management Company reminding them of the need to pay. At the May, 2021, Board meeting, the delinquent accounts and lien information will be shared. In the future, this information will be provided at each Board meeting.

Lawn and Maintenance

Patti Wade reported that the lawn contractor is not increasing the price. The city will take over the maintenance of the commercial side of Austin's Colony Parkway. Christian Brothers will take care of their easement. The crepe myrtles no longer need to be trimmed. The medians at the entrance will continue to be mulched, but the landscaped beds will not. This results in a savings of \$533 a month. The new estimate is 4149.50 a month/49674.00 a year for lawn maintenance.

There are 23-27 dead shrubs due to lack of sun. Patti Wade recommends we replace them with cedars. A decision needs to be made by April 1 due to planting schedules. Patti Wade will get some quotes and will communicate via email and we will reach a decision. The landscaping contractor will replace five cedars at their cost, due to warranty.

Christian Brothers will cooperate with the removal of the dead trees on their easement. We are waiting for the city to make their decision or if they will contribute with money or labor.

Old Business

Ratification for approval for residence renovations of 10/27/20 were set forth by Karen Compton and seconded by Anne McBroom Balke and approved unanimously.

Pending legal action is proceeding with approval from the Board. All communication with the homeowner will be referred to the attorney.

The CC&R project is in the final stage. The Developer has approved them. The goal is to obtain final approval by the general membership by the end of 2021. We will use the 'VOTE NOW' application to distribute the updated CC&R's to the general membership and gaining approval. Anne McBroom Balke made a motion to approve the CC&R's and Stephen Yohner seconded. The motion passed unanimously. A representative from Management will reach out to Anne McBroom Balke to discuss implementation of the general membership vote.

A dues increase for 2021 was passed at the last meeting pending review of the 2021 budget. The amount agreed to was between \$165-\$180. After discussion, a motion was made by Chris Davis to set the dues for 2021 at \$165. It was seconded by Anne McBroom Balke. The motion passed unanimously. Karen Compton will provide a revised budget for 2021.

It is imperative that the dues statement needs to have an area requesting email addresses, per Patti Wade. Suzan Reed agreed to do this.

New Business

The book box in the park area at the intersection of Thornberry and Bullinger will remain as is while determining use.

Patti Wade requested a letter to homeowners be included with the dues statements, reminding of violations that frequently occur. Suzan Reed stated that the dues statements need to remain solely for the statements. Suzan recommended that a newsletter be posted on the website with that information and send reminders via email that the newsletter is posted.

It was agreed that the website needs to be updated (no cost will be incurred). Patti Wade will discuss this with the webmaster. Our website address will be included on the dues statement. Anne McBroom Balke made a motion to update the website and send a reminder via email when the emails are updated. Chris Davis seconded the motion. It unanimously passed.

The hollowed columns on the Parkway are being compromised by attached fences, per Patti Wade. We will revisit this in the future.

There is a Facebook page titled "Austin's Colony and Greenbriar Homeowners" run by a local realtor. It may be confusing to homeowners. Chris Davis will send a copy to Briley for review and action, if needed.

The Board agreed that many thanks are in order to Christina Hultquist and Julie Freeman for their hard work with the Christmas decorations at the entrance. Job well done!

A motion was made to adjourn by Anne McBroom Balke. It was seconded by Patti Wade. The meeting adjourned at 7:20pm.

The next Board meeting will be May 4, 2021.

Respectfully Submitted, Chris Davis, Secretary