

**Meeting Minutes**  
**Austin's Colony Homeowners' Association Board of Directors**  
**May 4, 2021**

Attendees: Anne McBroom Balke, Karen Compton, Patti Wade, and Bruce Worley. Representing Berkshire Hathaway Management Company - Briley Blackshear and Suzan Reed. Anne McBroom Balke had the proxies for Stephen Yohner and Jeff Skelton. Patti Wade had the proxy for Chris Davis. The meeting was called to order at 6:01pm and a quorum was established. There were no guests. The minutes from the February 2, 2021 Board meeting were ratified unanimously. The motion to accept was put forward by Patti Wade and seconded by Anne McBroom Balke.

**Treasurer**

Karen Compton reported we received money from dues in March, 2021. We are within \$24,000 of our original budget fiscal year 2021. Legal fees were accrued in the amount of \$1,046 out of the budgeted amount of \$5000. Lawn maintenance price was reduced by \$500 a month, due to negotiations by Patti Wade. We have had less expenses and more income year-to-date over 2020.

**Management Company**

There are 99 households outstanding with dues, amounting to \$22,909. The lien report was reviewed. The HOA cannot collect past due amounts on a foreclosed property. A lien is good for four years. At the end of that time, it must be refiled.

The commercial yard sign problem is still prevalent. There is an abundance of roofing signs in yards. The signs must be removed when the work is completed. A violation will be sent to residents with signs in yards for extended amounts of time.

**Lawn and Maintenance**

We are no longer mowing anything on the commercial side. We have 27 shrubs that died due to the freeze. Replacement costs are from \$1200-\$1620.50. We have budget to cover these costs. Anne McBroom Balke made a motion that we spend no more than \$1620.50 on replacement shrubs; motion was seconded by Karen Compton. The motion passed unanimously.

**Old Business**

The current legal case is still active.

The CC&R project vote cost is more than originally budgeted. We approved using the system "Vote Now" system at our last meeting. Management highly recommends this system based on use by other neighborhoods. Front end education is key to the CC&R information being shared with the general population. Voting is left open for 90 days. Residents needs to register their emails. Paper ballots are available to those without email. Anne McBroom Balke made a motion to budget a maximum of \$1500 for the "Vote Now" system for the CC&R project. Patti Wade seconded the motion. The motion passed unanimously. A discussion took place as if we should conduct voting per phase or general population. It is recommended that we conduct smaller informational meetings to educate homeowners. A letter

will be sent to homeowners as an introduction to this process. Ideally, the vote will be completed by the September Annual Meeting. The introductory letter should be mailed by June 1. Anne McBroom Balke will send a draft of the letter for approval to the Board.

Bruce Worley reported that we possess 2 Austin's Colony flags (unopened); one American flag (unopened); and two Texas flags (unopened). The management company can order flags, consolidating with other neighborhoods. Bruce recommends ordering more flags. Bruce will research cost and report back to the Board at our next meeting with a recommendation.

### **New Business**

A planning committee is needed for the annual meeting. Anne McBroom Balke will seek volunteers. \$300 is budgeted for the meeting costs. The meeting is September 14, 2021.

There are new replacement fences in violation of the 'good' side out. There are also violations as to chain link fences being in public view. Now that new construction has cleared lands that were formerly woods, people with chain link back fences now have those fences in public view. Those people will be issued a letter stating that when they replace those fences, they must be replaced within code. Patti Wade will take the lead on this. June 1 is the tentative deadline for notifications.

A motion was made by Patti Wade for Anne McBroom Balke to be the primary point of contact for the management company. The motion was seconded by Bruce Worley. The motion passed unanimously.

A motion was made to adjourn by Anne McBroom Balke. It was seconded by Patti Wade. The meeting adjourned at 7:05 pm.

The next Board meeting will be August 3, 2021.

Respectfully Submitted, Chris Davis, Secretary