

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

Attendees: Anne McBroom-Balke, Chris Davis, Christina Hultquist, Tanya McGowan, Jeff Skelton, Patti Wade, and Bruce Worley. Representing Berkshire Hathaway Management Company were Karrie Cooper and Suzan Reed.

The meeting was called to order at 6:00pm by Anne McBroom-Balke, President, and a quorum was established. There was one guest, Steve Cauffman, prospective member of the Architectural Control Committee.

The minutes from the August 3, 2021, and the September 30, 2021, Board meetings were ratified unanimously. The motion to accept was made by Bruce Worley and seconded by Jeff Skelton.

Treasurer

Bruce Worley, Treasurer, reported estimated income for 2021 is \$115,075.95. A motion was made for a holiday decoration budget for 2022 (to include all holidays) of \$1500 by Christina Hultquist and seconded by Anne McBroom-Balke. The motion passed unanimously. A motion to approve the services of Radiant Home Services, LLC, to install Christmas decorations for \$864.00 in 2021 was made by Anne McBroom-Balke and seconded by Jeff Skelton. The motion passed unanimously. In 2022, we plan to have a decorating contest. A motion was made by Anne McBroom-Balke for the miscellaneous budget of \$1000 will be used for Christmas decorations for 2021 and Bruce Worley seconded. The motion passed unanimously. After expenses and fees, \$13,417.95 is projected to be deposited in Contingency and Reserves. Anne McBroom-Balke suggested we post our budget on the website. Jeff Skelton will discuss with Gary Thomas, Webmaster. Christina Hultquist moved we approve the budget as presented. Anne McBroom-Balke seconded. The motion passed unanimously. The Board previously determined that dues do not need be raised for 2022.

Management Company

The violation report was presented by Karrie Cooper. There is a problem property; the issues have been ongoing for years. After a lengthy discussion, Chris Davis moved we issue a 209 letter (letter notifying of intent to file legal action if problems are not remedied in 60 days) to the property owners. This will be the second time legal action has been taken on this property. Tanya McGowan suggested we offer to help with the clean-up. She will formulate a list of organizations who can help and will send to Karrie. Karrie will formulate a list what specifically needs to be done and will issue to the Board so that we can prioritize what is most important. Jeff Skelton seconded, and it passed unanimously. Anne McBroom-Balke will work with the management company to send the letter.

There are 24 households outstanding on their dues as of 10/31/21. It was suggested and discussed we offer a 30-day amnesty period for late fees. A Board member new to the neighborhood reminded us that at closing they were required to sign an agreement to pay the dues.

Lawn and Maintenance – Patti Wade

Replacing the trees and bushes damaged/destroyed by the February freeze and webworms will cost \$1370. We had \$2000 budgeted. That budget has previously been exhausted. Anne McBroom-Balke

made a motion to move \$1000 budgeted for irrigation repairs (which are not needed) to replenish the damaged plants. Jeff Skelton seconded. The motion passed unanimously. We need an additional \$400. There is money budgeted for the water bill that is not needed. A motion was made by Christina Hultquist to move \$400 from the water budget to lawn and maintenance. Anne McBroom-Balke seconded. The motion passed unanimously.

Shrubs are warranted for one year. The current contractor's contract ends in February 2022. It had previously been decided to retain the current contractor if prices do not increase more than 5%. The contract did not increase for 2021. We have experienced savings by not maintaining the commercial side. We need to retain this contractor so that these new plantings will be warranted. A motion was made by Anne McBroom-Balke to retain the same contractor for 2022; it was seconded by Bruce Worley. The motion passed unanimously.

There appears to be an increase in advertising signs being placed in the neighborhood. We need to pull these signs and dispose of them. We asked the management company to pull signs, as well. Political, real estate sale and religious signs are exempt. Do not touch those.

Old Business

The active legal case has been ordered by the judge to go to mediation; however, a mediation date has not been set.

The CC&R vote did not pass due to an insufficient number of participating voters. 50% of each phase was required to vote but was not achieved. The vote will be restarted in early 2022. Edits need to be made to the proposed CC&R's. It will cost \$420 to restart the vote. Restart is defined as starting over with the voting. Previous votes will be void. We need to better educate the residents. An email needs to be sent to all residents explaining the restart. It was suggested that a letter included with the annual dues statements might be a good first communication and will save money on postage.

New Business

Steve Cauffman has offered his services to lead the Architectural Control Committee. He provided his background to the Board. He was welcomed. According to new State legislation, the Architectural Control Committee cannot be composed of Board members. We are seeking additional committee members.

Jeff Skelton will talk to Gary Thomas about setting up an Architectural Control Committee email distribution list and tying the Architectural Control request form to the distribution list. Anne McBroom-Balke moved that Steve Cauffman be on the Architectural Control Committee; Jeff Skelton seconded, and the motion passed unanimously.

A motion was made to adjourn by Chris Davis. It was seconded by Bruce Worley. The meeting adjourned at 7:29 pm.

The next Board meeting will be January 2022. Specific date TBD.

Respectfully Submitted,
Chris Davis, Secretary