

**Austin's Colony Homeowners' Association**  
**Board of Directors**  
**Meeting Minutes**  
**August 2, 2022**

**Attendees:** Anne McBroom-Balke, President; Jeff Skelton, VP; Bruce Worley, Treasurer; and Christine Davis, Secretary. Christine Davis had proxy for Christina Hultquist.

Also attending was Steve Cauffman, Architectural Control Committee Chair. Representing Berkshire Hathaway Management Company were Blayne Rhodes and Suzan Reed.

The meeting was called to order at 6:15pm by Anne McBroom-Balke, President, and a quorum was established.

The minutes from the May 3, 2022, Board Meeting were ratified unanimously. The motion to accept was made by Anne McBroom-Balke and seconded by Bruce Worley.

Blayne Rhodes introduced herself as our primary contact with BHHS Management Company.

**Treasurer:**

Bruce Worley, Treasurer, reported budgetary items were minimal, except for the irrigation repairs. There were some legal fees as well as legal reimbursements paid and received since May. We took a loss on a legal arbitration with a violating household, even though they were fined. Our legal fees exceeded the fine paid. Due to watering restrictions, the water bill will decrease. There are sections within the development supplied by Bryan Water. Presently, homeowners in those sections are allowed to water on a set schedule. Those sections supplied by Wixson Water are under much stricter stage 3 drought restrictions regarding lawn watering.

**Management Company:**

Blayne Rhodes reviewed her system for addressing/recording violations. Board members shared violations in the development. Drought damage will not be considered a violation at this time. The violation report will be shared monthly with Board members. Violations reported via our website are automatically sent to Anne McBroom-Balke who, in turn, sends to BHHS. In the future, reported violations will be sent directly to BHHS, with the Board members cc'd. Jeff Skelton will oversee this change. Suzan Reed will update us on the status of a 501 letter that was voted earlier in the year to be issued to a repeat violating household.

There are 97 accounts delinquent on annual dues in August, 2022. In August, 2021, there were 41 accounts delinquent. Every month, those delinquent receive a notice via USPS and email.

**Lawn and Maintenance Report:**

Patti Wade, Chairperson, did not attend the meeting but submitted a report, which was subsequently sent to Board members. Included in her report was information that the Developer, Grant Carrabba, has not done any landscaping in new areas. Patti Wade is seeking a \$5000 grant from the City of Bryan Parks & Recreation Department to help replace common area landscaping lost to the drought. We have extensive damage from the drought and bagworms. Our lawn contractor is not charging for irrigation

repairs. The solar irrigation controller for the parkland on the corner of Thornberry and Bullinger was replaced in July upon approval from the Board. Patti will contact our Christmas light contractor to discuss last year's issues. MetroNet will be contracted by Jeff Skelton to discuss their parking large trucks on property in the median on Austin's Colony Parkway that we maintain. He is suggesting we barter boring for future irrigation and/or electrical lines in exchange and the damage done. All agreed to his contacting MetroNet to discuss this.

#### **Architectural Control Committee:**

Steve Cauffman, Chair, had nothing new to report. He resigned effective 8/31/22. We thanked him for his service.

Because Board members and members of their households cannot officially approve or deny Architectural Control requests, we need to recruit new committee members.

#### **Old Business:**

##### **CC&R Project**

Only 30% of the households voted. Anne McBroom-Balke suggested we table this project until budgeting for 2023. Jeff Skelton was thanked for all his efforts in attempting to educate the homeowners on this project. Tabling this project was approved.

#### **Annual Meeting**

At the May Board meeting, Christina Hultquist volunteered to meet with Best Western Premiere hotel to plan the Annual Meeting with approximately 50 attendees, tables and chairs, drinks, snacks/cookie tray and suggest door prizes. She reported to her proxy, Chris Davis, that she had not done this; she is waiting to see if the elementary school was a viable option. Jeff Skelton reported that the school is not an option. The Board decided to use the Best Western, if available, and to also offer a Zoom option for this meeting. The Zoom call will be set up by Jeff Skelton. All information pertaining to the meeting should be sent by Christina Hultquist and Jeff Skelton to BHHS so that they can have signs made and send out information packets. Suzan Reed will check with Patti Wade to see if she has old signs or a picture of them. Information should also be sent to Gary Thomas for posting on the website.

#### **New Business:**

We need a new slate of officers. Anne McBroom-Balke is wanting to step down as President. Chris Davis will no longer be on the Board after the 2022 Annual Meeting. Jeff Skelton, Bruce Worley, and Christina Hultquist will remain on the Board.

**Next Meeting:** September 12, 2022 - Annual Meeting at 6:00pm

The meeting adjourned at 7:05pm.

Respectfully submitted,

Christine Davis, Secretary