

Austin's Colony HOA, Board Meeting
Tuesday, May 12, 2026 @ 6:00 PM
700 University Drive East, Suite 108, College Station, Texas. 77840

Call to Order at 6:07 PM by President Jeff Skelton

Attendees: President Jeff Skelton, Vice President Richard Payne, Secretary Patti Wade, Treasurer Karen Compton, Member at Large Bari Brookins, Suzan Reed and Karissa Osburn from Berkshire HOA Management. Quorum was met.

Guest Comments: There were several guests attending. Comments included: timing of management doing their drive through, contacting City to place crosswalk near the new walking path that connects Austin's Colony and Greenbrier on Thornberry Drive, light restrictions, rental homes, parking of trailers, conversations of lighting and religious proposed policies, builders not mowing lots and overgrown walking paths in new section being developed and package mail boxes not working.

Review and Approve: President Jeff Skelton read actions taken since last Board Meeting of February 10, 2026 including: Agenda, Minutes, Workshops for discussion of Lighting and Religious Proposed policies, along with the entrance flag repair.

Treasurer Report: Report given by Treasurer Karen Compton, and informed that Austin's Colony HOA has less expenses for the reporting period and had more revenue due to the collection of dues. The 2025-2026 budget is in good shape and there were no questions she was aware of.

Committee Reports:

a. **Architectural Control:** Committee members all present. Committee Member, Cheryl Hadrych gave report stating that there has been only been one resident requesting putting up a fence and that they are seeing homes with pools along with sheds being built with nothing going through the Architectural Board. Stated that residents who have installed outside lighting, did not go through architectural control and are under violation. Letters should be sent so incurable fines could be eliminated. Each resident will be a case by case, and committee can reach out to management or board. Variances can be done and residents need to be aware of such.

b. **Lawn Maintenance:** Patti Wade gave report that entrance was completed with rocks and some landscaping for low maintenance. There were few shrubs that were damaged by winter freeze and will be replaced; however, money remaining that was budgeted will be focused on the Bullinger/Thornberry intersection. No additional taps will be done, as Wixon Valley charges 4K for their taps.

c. **Social:** Patti Wade said she is still receiving compliments on placement of Rotary Club flags and would hope every year they can be added to. Asked for any suggestions on what residents would like to do and for volunteers to lead or help. Said there were 906 homes presently and only have 10 volunteers total for HOA.

d. **Flag Maintenance:** Member not present, but Jeff Skelton gave report on future repairs to the poles that will be done by Highpoint. A lift truck was needed and hope to get that completed by months end. We have a good flag supply, so should not need more flags ordered for the 2025-2026 year.

e. **Website:** Member not present, but Jeff Skelton gave report that the Austin's Colony HOA website has been worked on and few glitches repaired. Going to try to get Violation Reports sent in by Residents fixed so they can be seen by Management group.

Management Reports

a. The new management system called CINC is up and running. Residents can now check their balances and home information. It will take up to another 60 days to get all the glitches repaired. Austin's Colony is one of the largest HOA's.

b. The Fine Policy is in place and there are residents that are in Fine stage or been billed for violations not completed. Management has been focusing on yards and home repairs including fencing, dead trees, painting and roofs. Yards were a requested topic from many residents and that has been the focus. Board requested a report and Karissa said she would get to board.

Old Business:

a. **Risk Insurance Update:** Update was given by President Jeff Skelton, and what the insurance company suggested being done. Suggestion was placing "No Trespassing Signs" around retention ponds as well as placement of fencing. President Skelton was going to speak with Developer Grant Carrabba.

b. **Wrangler/Spector Mailbox Repair:** Repairs were discussed and one resident said they would be happy to spray locks with silicone spray and see if that works. The complaints mainly had been on the package lock boxes.

c. **Developer Sign/Planting:** Vice President Richard Payne spoke with Developer Grant Carrabba and was showed picture of proposed rock sign that would be placed coming in from Greenbrier to Austin's Colony off Thornberry. Mr. Carrabba was having to get permission from city since he said it would be on easement and owned by city. It will be rock landscaping with no water or lights. If a sign was requested entering from Austin's Estates, HOA would need to go in half with Developer at same time of installation. Lawn Committee member, Patti Wade will contact Mr. Carrabba on follow up on when he will plant along Bullinger to new development.

d. **Lighting Policy:** Moved down to discussion in New Business

e. **Liens:** Liens were filed for 9 homes

f. **Short Term Rental Property:** Short Term Rental will need to be reported by residents because it is something management would not catch. President Skelton asked to please report any home you are aware of that is rental and it will be monitored. Residents can report to management or on the HOA website, Report a Violation.

New Business

a. A survey was suggested for residents to inform board what is needed and types of suggestions. This will be done with possible upcoming newsletter. As always please read your CC&R's to see if suggestion and/or complaint is compliant with them. Each phase is different.

b. (1) Display of Religious Items Policy was explained by President Jeff Skelton and needed to be replaced with current policy due to State Law change. Karen Compton motioned to accept the new policy as written, Bari Brookins seconded the motion, all approved.

c. (2) Exterior Lighting Policy: President Jeff Skelton explained clarity was needed to existing CC&R's after many residents were complaining about lighting including flashing, motions, colors, brightness, being permanent, and running all night. Residents were having to purchase block out shades. Section 5 needed clarification on "Are Not Permitted." Lights did not require removal as long as they were not blinking, pulsing, etc. Section 7: Defining lumens per lot and Section 8: Concern on arbitration of brightness. Discussion to change Sections 4 for backyard string lights to be permitted as long as not visible from front yard or from street. Motion was made by Bari Brookins to change Section 4 of the policy, Richard Payne seconded, Motion passed. President Jeff Skelton will discuss with lawyer on changes.

d. (3) Season Lighting Policy: Sister policy to the Exterior Lighting Policy needed to help with clarity and related outdoor holiday lighting. Richard Payne motioned to change the verbiage in paragraph four and five and send to lawyer for a rewrite. This would include removing Hanukkah since it falls under regular season. Bari Brookins seconded the motion, all approved.

c. Possible Fencing Policy: A fencing policy had been discussed in lieu of several phases not clear on materials, height, type of fence, and the way fence faced. Patti Wade motioned to ask lawyer about a policy, Richard Payne seconded motion, all approved.

President Jeff Skelton motioned to adjourn meeting at 7:55, Patti Wade seconded motion, all approved.

Next meeting will be held August 11, 2026 @ 6:00 PM