

**Austin's Colony Homeowners Association
General Membership Meeting
September 21, 2026**

Best Western Premier, 1920 Austin's Colony Parkway, Bryan, Texas

Attendees: President Jeff Skelton, Vice President Richard Payne, Secretary Patti Wade, Member-at-large Bari Brookins, Berkshire Hathaway HOA Management Team. Treasurer Karen Compton not present.

Meeting called to order by President Jeff Skelton at 6:00 p.m. and quorum was not met by members. Members of the board were introduced.

Guest Speaker: Grant Carrabba, Developer, Carrabba Family Limited Partnership

- Discussion of the completion of homes at the end of Bullinger and starting to work on more lots in the back. The City of Bryan placed a walking trail in the back phases that connects to Greenbriar trail, and city will maintain. There are two retention ponds in the back area and he feels the city will care for one of the ponds but not both.
- There will be a new sign constructed at the entrance of Austin's Colony on Thornberry coming from Greenbriar side. Another sign at some point in time will be done off Parkway that will lead into another developed area.
- The church being built on the corner of Bullinger/Thornberry started and they have purchased the entire lot and no other projects will be built.
- Area near Rudder High School will be Townhomes and will not be part of the Austin's Colony Homeowner's Association. Predicted to have 35-40 townhomes and a buffer zone between homes and commercial area will be created. There will be three curb cut outs along Austin's Colony Parkway, and one-off Old Reliance. Working with city on no parking along the Parkway for that process. Will be all rental, high end townhomes and not low income.
- Working cleaning up the alleyway behind Wolfpac for HOA to maintain.

President Jeff Skelton asked for a motion for Board meeting to be adjourned. Belinda Rodgers motioned and was seconded by John Schoellman. Motion passed, no discussion.

**Austin's Colony Homeowners Association
Reconvened General Membership Meeting
September 15, 2026**

Best Western Premier, 1920 Austin's Colony Parkway, Bryan, Texas

Attendees: President Jeff Skelton, Vice President Richard Payne, Secretary Patti Wade, Member-at-large Bari Brookins, Berkshire Hathaway HOA Management Team. Treasurer Karen Compton not present.

Meeting reconvenes at 6:27 p.m. by President Jeff Skelton.

Quorum now established, per Karissa Osborn, Berkshire Hathaway Management.

Minutes Approval from Previous General Membership Meeting of September 15, 2025, Cheryl Hadrych motioned, Calvin Wade seconded. Passes unanimously, no discussion.

Financial Report

Karen Compton, Treasurer was not present so President Jeff Skelton read her report. The 2026 financial report reflects that expenditures remain to be within the approved budget. The largest expenditures are: Management, lawn care and insurances.

- If financially feasible, excess funds would be moved into reserves at the beginning of the budget of 2027 to continue strengthening the Association's financial position.
- Dues of \$175.00 are currently based on 961 sold lots and residential homes. At this time, 33 homes have delinquent dues including residents that have received certified mail regarding violation fines. Management continues to work on these.
- The fine policy was implemented to ensure consistency and placed into the same collection process.

Election of Board Members: There are two board members that have finished their term this year. President Jeff Skelton and Member-at-large Bari Brookins. There are three officers that have one more year to their term. Richard Payne, Karen Compton, and Patti Wade.

On the ballot were two residents: Cheryl Hadrych and Jack Robbins.

- Cheryl Hadrych has served on the Architectural Review Committees with both Austin's Colony and Greenbriar, our adjoining neighbor. She is a real estate broker and was a business owner prior to entering real estate. She has leadership skills, likes to problem solve, feels each property matters and should hold values of homes up to standards. She loves working with people. She wants to preserve the quality and character of Austin's Colony with consistency and have accountability with our HOA. Cheryl wants to serve homeowners and help ensure our community remains a place where we all are proud of and call home.

- Jack Robbins was not present, but sent in a statement to read on his behalf. Vice President Richard Payne read. Jack and his wife moved to Bryan from Northern Virginia to be closer to family and is retired. He spent 40 years working for the Department of Defense, first as a Marine, and then as a Data Analyst/Scientist. He wants to help Austin's Colony in overseeing future growth and help the legacy to move forward.

President Jeff Skelton asked for volunteers to serve on committees. No volunteers came forward.

Motion was made to elect both Cheryl Hadrych and Jack Robbins to the HOA Board by Richard Payne, Bari Brookins seconded. All residents in favor, no discussion. Jeff Skelton President, welcomed them to the board to serve a two-year term.

Open Discussion:

- Resident discussed about the small park off Thornberry/Bullinger having a lot of torn up grass from contractor working on WolfPac alleyway and how seemingly complaints being reported were not getting answered by management because they saw no improvements from the violation reports.
- Dog Poop Disposal Stations were questioned about in area that was not located in Austin's Colony.
- Question if a fence was more than 6 ft, what process was needed to get approval with the Agricultural Control Committee.
- Many residents voice concerns and opinions on Short Term Rentals many complaints/concerns on noise, trash, upkeep, parking, blocking of sidewalks/driveways. Also, since a home might be short term, what if there were sex-offenders renting? Is there any disclosure in purchase of a home, regarding knowing if any rental or short term was around home purchasing?
- Discussion and defined on how Fine Structures worked and their process.
- How often Management drives around neighborhood to look for any violations.
- How liens are maintained and how they are collected.
- How to contact the Code Enforcement, Non-Emergency Bryan Police Department, and Net Officer for help.

President Jeff Skelton asked for a motion for meeting to be adjourned. Motion was made by John Buchanan, seconded by John Schoellman, motion approved, no discussion. Meeting adjourned at 7:26 p.m.