

September Minutes for Estates at Austin Trails HOA Board Meeting

Date : September 12, 2023

Location : Wendy's

Meeting opened at 7:00 PM **Minutes:**

1) Board Attendance & Input:

President & Social – Tiffany Carter (present)

Tiffany opened and led the meeting, which covered the following points, as well as general discussion.

Tiffany presented the details for our Fall Fest on October 21st beginning at 4:00PM at 270 Bee Caves Road. There will be a Chili Cookoff, BBQ cooked by residents, BYOB of your preference, games for kids, an HOA Board meeting, time to visit neighbors, and more! An invitation was placed in each resident's mail box on September 13, complete with information and a request for RSVP for planning.

Tiffany also wants to let us know that Joe Juarez has (6), six-foot, round tables and 24 chairs in storage at his barn. These are HOA property and are available for any resident to use. Have an occasion coming where you could use these? Contact Joe Juarez at joseph.juarez@yahoo.com to reserve yours.

Treasurer – Rick Scheurer (absent)

Secretary – Bob Talabay (present)

Irrigation – Steve Preston (present)

Steve presented a detailed recap of the electrical fire on our Lewis Lane & Lamar entrance, which happened roughly a month ago. The fire destroyed the GCEC electric meter and the box that held it and made the connection to HOA irrigation and lighting equipment.



It is not powered at present, pending HOA decisions about how to proceed. Steve presented detailed information about replacing exactly what we have now versus switching to a solar package. The solar package requires some labor and is roughly \$1,200. Replacing with what we currently have is roughly \$695. But the solar package would pay back in about 3 years. Status quo would continue to require a \$35/month meter charge and about 10% as much in actual usage.

The board will consider the options as well as look further into the labor & charges for the solar package installation. We will take action at the next meeting pending available information.

Landscape – Reid Towart (absent)

Violations – Steve Blumer (present)

We had lengthy discussions regarding Austin Trails property, various conditions of disrepair and run down appearance, and property codes and approval/review processes that are being violated or not followed. Board members will review the HOA documents for specific examples that need to be brought to the attention and focus of Austin Trails residents, consider options, and discuss particulars at the next meeting.

The meeting adjourned at 8:10 PM.

October 9th is the next meeting date.