

Autumn Lake (AL) Homeowners Board Meeting Minutes

Westside Community Center

April 21, 2016

Attendees:

Board of Directors

- Mamie Arbuckle
 - Carla Golemon
 - Catherine Henning
 - Earl Longoria
 - Jason Moodie
- Vendors
 - Carla Sebesta – Texas Landscape Group
 - Ken McArdle – Powerwashing Company and AL Homeowner

Jason called the meeting to order @ 6:57 PM.

Carla Sebesta presented on landscaping and lawn care for AL. She was not given sufficient information from Associa on the requirements for the job and had acquired a map on her own to determine what needed to be done. However, it was not a complete map of Autumn Lake. She was given a description of what was needed for lawn care for AL by Earl and will resubmit a bid.

She gave recommendations for lawn care:

- 42 visit lawn cutting (Nov, Dec, Jan, Feb every other month) other months weekly
- Ant dusting as well as broadcast coverage
- Clearing brush on property by the lake
- Not use black mulch as it bleeds and enhances mold growth

Her business is divided in three divisions:

- Irrigation
- Construction (mulching, color changes and revision of entrance plants)
- Maintenance

Her company begins their contracts by taking a picture of the lawns one week prior to commencing their work to show a before and after status and to establish a baseline. They do monthly inspections of the lawn by the property managers as well as the foreman performing it after the work is completed. Her company also performs Silvercreek subdivision.

She stated that she would have a new bid for proposal of lawn care for AL by the middle of next week.

The second vendor presentation was given by Ken McArdle. He has a pressure washing business as well as he is an AL homeowner. He recommended that the entrances be cleaned and that there were signs of mold growth. He advised against using power washings that did not have a regulator on the washer as some have higher pressures, up to 2800 psi, and may cause damage to the surfaces as the recommended pressure for cleaning is 800-1000 psi to avoid damage.

There was discussion on what we could do to for Night Suggestions. It was suggested that this be tabled until later.

The executive session began @ 7:50 PM after the vendors completed their presentation.

- 1.** A motion was made by Carla and seconded by Jason (and approved by all) that Lead be sent the letter of intent to acquire them as new AL management company. Earl will contact Tammie, AL Attorney, at Greg and Greg on April 22 to notify here that Lead management company will be the new management company. He will request that G&G prepare a notice that contains: To end notify HCMS of our intent not to renew our contract on July31st, that G&G be the facilitator of the transition. This would give them a 90 day cancellation notice. Lead stated that they will perform two months free of charge during the transfer of the companies.
- 2.** There was discussion of the pool restoration plans and Kiki performing the services has not received a deposit check as had been requested. He will start the services and Jason stated that he would contact Sue at Associa to determine the status of the check.
- 3.** A Better Plumbing sent in a quote to install a Bi-level water fountain for \$850.00. A motion was made by Carla and seconded by Jason (and approved by all).
- 4.** Hurricane fence sent in a quote for \$2,301 to:
Replace the green fence inside of the pool area with residential grade black powder coated fence
Replace the lock mechanism on the park gate with a self-latching non-locking mechanism
Remove the existing green fence in the parking lot of the park and store the removed panels for up to 1 year.
A motion was made by Jason and seconded by Mamie (and approved by all)
- 5.** Earl informed the board that the electrician to install the pool lighting on the pool fence light pole should start on Tuesday. There is a concern that we don't seem to have keys for the pool doors. A motion was made by Catherine and seconded by Carla (and approved by all) that if a locksmith needs to be called Earl is authorized to call one.
- 6.** Earl will request a new bids from FRIENDSWOOD AFFORDABLE IMPROVEMENTS and Kiki to install in the park parking lot:
A single railroad tie to be used like a tire stop (railroad ties 6"x8"x8'1/2")
Tie each railroad tie to the other
Use iron bars with threads as stakes, two feet deep in concrete to hold each Railroad tie
- 7.** Additional discussion was done on reviewing the reserve account.

8. Open items for park/pool area: Pool entry gate locking mechanism.

The meeting was adjourned at 8:35 PM.

Respectfully submitted

Catherine Henning