

The Peninsula on Lake Austin Common Area Council of Owners
Quarterly Board Meeting Minutes
October 15, 2024
4:00 p.m., 2305B Westlake Dr., Austin, TX

1. Establishment of a Quorum

Board: David Jones, Everett Carmody, Mike Lehtner

Owners: Jill Williams, Jay Moore, Juli Carmody, Brian Berger

CAM: Stacy Knispel

2. Call to Order

The meeting was called to order at 4:02 PM

3. Approval of the May 14, 2024 Quarterly Meeting Minutes

The minutes read by Jones were revised with two corrections. At the last quarterly meeting, Jonny Jones name was misspelled and Lisa and Wes Youngblood were in attendance. (Motion by Carmody, seconded by Lehtner)

4. Reports of Officers

A. Presidents Report

Discussed various maintenance issues that need to be addressed: swimming pool fence latches, brick/stucco wall on south driveway (Lehtner to contact owners)

B. Treasurer's Report - Financial Update

Jack Baker provided an update (see attached Exec Summary)
\$53,000 is remaining from insurance for landscape damage

5. Unfinished Business

A. Lawsuit Update

We are still attempting to negotiate a settlement.

B. Landscape Renovation

Juli Carmody led a discussion of the plans from Republic Land Design (attached). Other members of the Landscape Committee (Jill Williams, Ashley Hartley) provided further input. The designs for front and peninsula were approved by Board (motion by Jones, seconded by Carmody)

A set of priorities were voiced by attendees including timing and costs. It was decided that the first phase would be demolition started ASAP and completed Oct. 1. Prior to this date plants could be ordered and ready for planting thereafter

A major priority is getting a cost estimate from the landscape company.

6. New Business

A. Construction:

a. Architectural Control Committee

Board has been serving as the Architectural Control Committee, need volunteers to serve. Reminding of forms to be filled out for external construction requiring new external "look"

b. Construction

Hartley outside construction finished in 4-6 weeks

7. Adjournment

A motion was made (Carmody), seconded (Jones) to **adjourn** at 5:10 PM.

Peninsula on Lake Austin Common Area
April 30, 2023

EXECUTIVE SUMMARY

INCOME

Assessment Income	16,688.00
Phase 1 Reserves	193.00
Special Assessment	0.00
Phase 1 Special Assessment	0.00
Interest Income	88.53
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	16,969.53

EXPENSES

Administrative Fees	1,459.28
Insurance	3,279.50
Legal	0.00
Utilities	3,123.44
Maintenance	2,556.13
Pool Maintenance	782.72
Reserves Contribution	0.00
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	11,201.07

Current Period Income (Loss)	5,768.46
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BANK ACCOUNT BALANCES

As of April 30, 2023

Truist Operating Account	85,654.82
Truist Reserves - Common Area	45,838.23
Truist Reserves - Phase 1	26,497.63
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	157,990.68

As of March 31, 2023

Truist Operating Account	79,974.89
Truist Reserves - Common Area	45,782.13
Truist Reserves - Phase 1	26,465.20
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	152,222.22



Peninsula Front
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Peninsula
Back_04.12.23_1.docx

