

ALHOA Board Meeting – Minutes Summary

Date: Monday, March 9, 2026

Time: 7:00 PM

Attendees:

- **Mark Cutbirth – President**
 - **Eva Margolies – Vice President**
 - **Jack Sickling – Treasurer**
 - **Tom Vepraskas – Secretary**
 - **Paul Young – Architecture**
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1. Call to Order

The meeting was called to order at **7:00 PM**
February Meeting Minutes Approved

2. Collections Update

The board reviewed the status of HOA dues collections.

- There is **one remaining property with outstanding dues.**
 - Collection efforts are ongoing to resolve the remaining balance.
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3. Architectural Review Committee (ARC) Guidelines

The board conducted a **detailed review of the draft updated Architectural Review Committee (ARC) guidelines.**

- Each section of the draft document was reviewed with **board feedback and suggested language updates.**

- The purpose of the updates is to **align the neighborhood's standards with current practices and guidelines commonly used in similar HOAs.**
- Board review will continue as edits are finalized before the guidelines are shared with members.

Items identified for potential legal review include:

- Renter policy updates
 - Fines and enforcement provisions
 - Potential initiation fee for new homeowners
 - Due process procedures related to enforcement actions
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4. Renter Policy Review

The board discussed **a proposed HOA renter policy.**

- Potential revisions are under consideration.
 - Proposed changes may require **legal review and possible member approval in the coming months.**
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5. Easter Social Event

An update was provided on the **upcoming neighborhood Easter Social event.**

- The event is being organized by **Susan Smith and Ruth Zimmerman.**
 - An **Evite invitation has been sent**, and many neighborhood families have already indicated plans to attend.
 - **Additional volunteers are welcome** to assist with the event.
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6. Financial Review

The board reviewed the **current financial statement**, including regular operating expenses and vendor payments.

- Standard vendor operations and expenses were discussed and no major issues were identified.
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7. Insurance Policy Review

The board discussed the **HOA insurance policy**, which is **up for renewal soon**.

- The policy will be reviewed this month to ensure that **current coverage levels meet the neighborhood's needs**.
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8. Lake Trail Cleanup Project

The board discussed the **trail cleanup project needed near the lake**.

- A proposal involving **equipment rental and hired labor** was reviewed.
 - The project is **being postponed until funding can be formally approved through the HOA budget**.
 - Options discussed include incorporating the project into **next year's budget**, reallocating landscaping funds, or **organizing neighborhood volunteers to assist**.
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9. Pool Opening

The board confirmed the **neighborhood pool is targeted to open in mid-May**, consistent with previous years.

10. Member Voting Processes

The board discussed **methods for obtaining member input or votes on future HOA items**, including potential covenant or policy updates.

- Options for **digital or online voting** are being explored to improve participation and streamline the process.

11. Adjournment

The meeting concluded after discussion of all agenda items.