

ALHOA February HOA Meeting Minutes

Date: February 9, 2026

Meeting Started at 7:00 PM

Attendees

- Mark Cutbirth – President
- Eva Margolies – Vice President
- Tom Vepraskas – Secretary
- Jack Sickling – Treasurer
- John Gangemi – Grounds and Maintenance

Financial and Administrative Review

- Reviewed outstanding annual dues and collection progress. All member dues are current except one. The collection process is pending next steps on the outstanding balance.
- Discussed reviewing and updating the Covenants and Bylaws to modernize language and requirements. Current updates are being reviewed and will be presented to the Board at the next HOA meeting in March.
- Board resolved to update Bylaws allowing the Treasurer or President to issue physical checks with a single signature, replacing the prior two-signature requirement.
- Discussed proposal for creating a neighborhood covenants compliance fee schedule. Once finalized, it will be reviewed by legal counsel and provided to members.
- Confirmed that the Treasurer will move some recently collected funds to the Austin Lake Money Market account so it can earn additional funds during the year while we wait to need/use those funds as the year progresses.

Vendor and Service Review

- Reviewed Wix.com (website hosting) charges to confirm appropriate subscription level and pricing.
- Reviewed Spectrum contract to evaluate potential cost savings for internet and phone services at the Clubhouse.
- Confirmed that Gibbs Landscaping has updated their agreement and lowered the overall cost. Thanks to John for negotiating a better rate for us!

Community and Grounds Matters

- Discussed potential community volunteer effort to clean trails behind the lake for children's recreation. This may include finding equipment and volunteering labor.
- Discussed pool opening timeline, targeting early May, with final date to be confirmed.

Adjournment

The meeting was adjourned at 8:30 PM.

Submitted by:
Tom Vepraskas
Secretary ALHOA