

ALHOA Board Meeting – Minutes Summary

Date: April 13th, 2026

Time: 7:00 PM

Attendees:

- Mark Cutbirth – President
- Eva Margolies – Vice President
- John Gangemi – Grounds and Maintenance
- Tom Vepraskas – Secretary
- Paul Young – Architecture

1. Call to Order

The meeting was called to order at 7:00 PM.

March meeting minutes were reviewed and approved.

2. Pool Opening Update

- Grounds and Maintenance confirmed the pool is targeted to open in early **May**, pending final setup and county inspection approval.
- Cover removal has been completed.

3. Architectural Review Committee (ARC) & Guidelines

- The board completed a final review, and approved the updated guidelines for all Architectural Committee rules. They will be posted on the HOA website.
- Updated and revised Community Guidelines are currently under Board review with any changes and a vote scheduled for the next Board meeting, and posted on the website.
- A separate schedule of penalties and fines for Guideline violations will also be reviewed at a future meeting. This schedule of penalties and fines will be shared with the community prior to the issuance of fines.

4. Covenants & Bylaws Updates

- Additional updates to our HOA covenants and bylaws are under review.
- Finalized bylaw documents are expected to be shared with the community in the fall, with a vote on them at the annual meeting.

5. Financial Review

- The board reviewed general financial activity, including:
 - Ongoing operating expenses
 - Updated revenue from new homeowner initiation fees
- No major financial concerns were raised.

6. Common Area Maintenance

- The board discussed cleanup needs for the entrance/common area, including overgrowth and debris.
- Quotes are being obtained for cleanup work.
- BIG THANK YOU!!! to the Members that volunteered to plant the flowers in the front of the neighborhood and in front of the clubhouse. We saved ~\$2,000 for the neighborhood!

7. Irrigation System (Sprinklers)

- Ongoing issues with the sprinkler system were discussed.
- A vendor has been engaged to assess and provide repair recommendations.

8. Compliance & Enforcement

- A non-compliance letter template/process was reviewed and approved for use by the board and ARC.

9. Watershed / City Coordination

- The board discussed a watershed-related issue affecting the lake that is currently under city review.
- Lack of response from the city was noted.
- Follow-up will continue regarding potential contamination concerns.

12. Community Engagement

- The board discussed creating a welcome kit, handbook, or welcome email for new residents.
- Marie Stockton volunteered again this year to get a banner congratulating all 2026 high school graduates. She will send out a note to all residents asking for that information in late April.

13. Social

- We had a good Easter egg hunt turnout. Thank you to all the residents who volunteered to help, including Ruth Zimmerman, Estee Lassiter, and Missy Baisden.
- Several residents have volunteered to form an ad hoc social committee. More to come on their planned activities. If anyone is interested in being part of that, please let Eva Margolies know.

13. Adjournment

The meeting was adjourned following completion of all agenda items.