

**Austin Lake Homeowners Association**  
**Annual Meeting Minutes**  
**Sunday, December 7, 2025, 4:00 PM**  
**Austin Lake Clubhouse**

**Board Members in Attendance**

President: Ruth Zimmerman	Treasurer: Jack Sickling
Vice President: Eva Margolies	Grounds: John Gangemi
Secretary: Susan Smith	Architecture: Paul Young

**Absent:**

Social: Estee Lassiter

**Confirmation of Quorum:** Vice President Eva Margolies confirmed the quorum: a total of houses were represented with 15 in person and by 34 by proxy.

**Call to Order and Welcome**—Ruth Zimmerman, President

Ruth welcomed the homeowners in attendance.

**Approval of the 2024 Minutes:** Approved unanimously. The board presented an ornament from Thom Lillie in appreciation of her work as on the board these past seven years

**Board Member Reports:**

A. Grounds and Maintenance(John Gangemi)

- John reported on the major projects completed this year: expanding the entry way flowers and front landscaping, resurfacing and adding lights to the tennis courts, painting and repairing the clubhouse decking and railings, painting the tennis court walls, removing storm damaged trees, and installing a new pool cover and umbrellas.
- A new pool company was hired for much less than the one we had previously.

B. The Lake (Paul Young)

A lake company was hired to repair a leak in the drain column and to complete a sediment study, which was well under budget: \$1500 rather than the budgeted \$8,000.

B. Social activities (Ruth Zimmerman in absence of Estee Lassiter)

Ruth reported on the social events that we had this year. The board decided to reduce the social 2026 budget to include the Halloween party and Easter egg hunt only. She explained that attendance for other events has been very low. Eva added that for all our social events we had very few, if any, volunteers to help and cautioned that if these two events were to take place next year, more residents would need to volunteer to help.

C. Treasurer (Jack Sickling)

- Jack reviewed the current income and expenses (operating and capital) for 2025. He explained that this year we spent more than we took in, but that was expected and was budgeted this way. We had major expenses this year, and we drew from our reserves as well as from our community development funds, when appropriate. He explained that the tennis courts lighting came in over budget, but that many other line items were under budget. We were 5 per cent over for our operating budget, and 15 per cent under for our capital budget, resulting in our expenditures for this year being slightly under our 2025 budget. Discussion followed about the budget, and it was explained that in the next few years, most of the major capital items listed to be completed in the next few years in our capital reserve study have been taken care of or are no longer needed. The one major item is the lake dredging scheduled for 2029, but may be required sooner.

- Other items discussed included the \$75 dollar increase in dues that would ensure that we would have enough funds to pay for the lake dredging and any other projects that were deemed necessary in the next few years.
- Jack explained that he is putting some of our savings in a money market account so that it would earn interest, but at the same time, be available if needed.
- Other ideas regarding raising money that were expressed by the attendees included amending the ALHOA covenants: having those that live on the lake pay more in dues and changing the regulations regarding special assessments.
- Ruth posed the question of hiring a management company to help with fines, dues collection, money management, communications, etc. The response was negative.

D. Slate of officers for 2026 (Ruth Zimmerman, in Miss Baisden's absence)

The following slate of officers for the upcoming year was approved:

- President: Mark Cutbirth
- Vice President: Eva Margolies
- Secretary: Tom V
- Treasurer: Jack Sickling
- Grounds and Maintenance: John Gangemi
- Social: Estee Lassiter
- Architecture: Paul Young
- Nominating Chair: Susan Smith

With no nominations from the floor, the slate of officers was unanimously approved.

**V, Meeting adjourned.**