

Austin Lake Homeowners Association

Board Meeting Minutes

August 5, 2026

Board Members Present:

- Mark Cutbirth, President
- Eva Margolies, Vice President
- Jack Sickling, Treasurer
- John Gangemi, Grounds & Maintenance
- Tom Vepraskas, Secretary
- Paul Young, Architecture Committee Chair

Call to Order

The meeting was called to order by President Mark Cutbirth.

Approval of Previous Minutes

The June and July meeting minutes were formally approved.

Community Rental Policy & Guidelines Fine Schedule

The Board reviewed the Community Rental Policy and the fine schedule associated with the updated Community Guidelines. The rental policy and fine schedule were approved by the Board and will be submitted to the Association's attorney for review.

Capital Reserve Study

The Board discussed updating the Capital Reserve Study to reflect completed projects and revised project timelines and costs. The updated study will be published on the community website.

The Board also agreed to provide homeowners with a forward-looking summary of anticipated capital expenditures as part of the annual budget communication.

Treasurer's Report

Jack provided the Treasurer's Report and reviewed current Association finances.

Grounds & Maintenance

The community water bill has returned to normal, with no leak identified.

The Board discussed an increase in the community landscaping costs and agreed to continue with the current provider in the near term while obtaining competitive quotes.

Additional items discussed included replacing the no-soliciting sign, installing an automatic closer on the bottom clubhouse rear door, future security camera improvements, and updating the pool bathroom access code.

ALTA Tennis Team Request

The Board discussed a request to establish an ALTA tennis team using the Austin Lake courts. Due to facility size, limited parking, potential scheduling conflicts with Clubhouse Rentals, and other logistical considerations, the Board determined that the community is not currently well suited to hosting an ALTA team.

The Board agreed to reconsider the request if a proposal is submitted demonstrating that at least 50% of the team roster would consist of Austin Lake residents.

Board Recruitment

The Board discussed the need for additional homeowner participation and will communicate current volunteer opportunities to the community. Open positions for the 2027 calendar year currently include:

- Architecture Committee Chair
- Social Chair

Social

Ruth Zimmerman offered to coordinate the Halloween parade this year. Volunteer needs will be communicated to the community.