

Homeowners Association Meeting Minutes

Date: January 12, 2026

Attendees

- Mark Cutbirth
- Eva Margolies
- Tom Vepraskas
- Jack Sickling
- Paul Young
- John Gangemi

Financial Review

- Reviewed current dues collections and outstanding balances.
 - Reminder notices have been sent to homeowners with unpaid balances (as of Feb. all homes are now current except for 1).
 - Late fees will be assessed for accounts unpaid after January 15, 2026.
 - Reviewed recent payments to vendors and contractors.
 - Pool invoice was reviewed and approved for payment.
 - Confirmed Georgia State LLC registration and officer updates have been completed.
 - Reviewed and closed out the 2025 budget; remaining funds were transferred to reserves.
 - Reviewed the 2026 budget status to date.
 - Discussed completion of 1099 and W-9 forms.
 - Forms have been received from several vendors; a few vendors remain outstanding.
 - Discussed vendor onboarding procedures.
 - Moving forward, a W-9 must be obtained before issuing payment to any new vendor.
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Vendor and Contractor Matters

- Reviewed tree cutting quotes.
 - Board will confirm that the dead tree next to the neighborhood mailbox is included in the approved pricing and will be removed.
 - Reviewed Gibbs proposal and price reduction.
 - Pressure washing for the pool deck is scheduled to be completed prior to pool opening.
 - Arbor trimming will be completed in the spring.
 - Lake dredging discussed.
 - The previous contractor has been contacted for a new quote.
 - Additional quotes will be requested.
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Community Standards and Committees

- Discussed the need to formally establish an Architecture Committee.
 - Noted that two home owners projects have been reviewed and approved.
 - Discussed final efforts for leaf removal at several properties.
 - Considered establishing a fine schedule for non-compliance with architectural and maintenance guidelines.
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Property and Grounds Maintenance

- Lake trail maintenance was reviewed.
 - Trails require additional cleaning.
 - The far eastern portion needs underbrush removal.
 - Paul will research cost-effective options for completing this work.
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Action Items

- Confirm tree removal scope and pricing.
- Obtain clarification from Gibbs regarding pricing and disposal.
- Collect outstanding W-9 forms from remaining vendors.

- Update HOA website and online forms.
- Update community guidelines for 2026.
- Explore affordable solutions for lake trail maintenance.

Submitted by:

Tom Vepraskas