Austin Lake Homeowners Association

Board Meeting Minutes
November 4, 2026

Board Members Present: Eva Margolies, Jack Sickling, Paul Young, Tom Vepraskas (remote)
Board Members Absent: Mark Cutbirth, John Gangemi

Approval of Previous Meeting Minutes

The Board reviewed and approved the October 2026 meeting minutes with an amendment clarifying that the updated community standards will be published directly to homeowners following Board approval. Association counsel was engaged specifically to assist with developing the fine schedule, rather than conducting a general review of the standards.

Community Standards and Fine Schedule

The Board discussed the status of the proposed fine schedule and is awaiting additional guidance from Association counsel. The Vice President will follow up regarding the anticipated timeline.

Georgia HOA Legislative Updates

The Board discussed Georgia Senate Bill 406 and potential new compliance requirements for homeowners associations beginning in 2027.

Areas of discussion included Association registration, financial reporting, record retention, and homeowner access to Association documents. The Board expressed concern regarding the potential administrative and financial burden these requirements could place on smaller, volunteer-managed associations.

The Board approved seeking guidance from Association counsel regarding applicable requirements and deadlines. An additional $2,000 was approved for inclusion in the proposed 2027 legal budget to address anticipated compliance expenses.

The Board will continue monitoring legislative and regulatory developments as additional information becomes available.

Treasurer's Report and 2027 Budget

The Treasurer presented the monthly financial report and reviewed the Association's financial position and recent expenses, including pool winterization and legal services.

The Board discussed several adjustments to the proposed 2027 budget, including:

- Increasing lake maintenance funding from $2,500 to $4,000.
- Reducing the social activities budget from $2,000 to $1,000.
- Establishing a separate professional services budget category to better identify legal and related expenses, including funding for potential new HOA compliance requirements.

The revised 2027 budget will be circulated to Board members for final approval before being shared with homeowners prior to the annual meeting.

The Board also discussed the Association's reserve balances and the possibility of exceeding FDIC insurance limits following annual dues collection. Options for protecting Association funds will be evaluated before January.

Grounds and Maintenance

The Board discussed ongoing maintenance of neighborhood common areas, including landscaping, grounds upkeep, and trail maintenance. Planning for seasonal landscaping improvements near the neighborhood entrance and clubhouse was also discussed.

Architectural Committee

The Board discussed recent neighborhood landscaping and property improvement projects. The Committee noted continued progress in homeowners proactively seeking guidance and approval before making exterior modifications.

Homeowners are reminded to consult the Architectural Committee before undertaking landscaping, tree removal, or other exterior changes that may require prior approval.

Updated architectural guidelines will be made available to help clarify these requirements.

Lake and Capital Reserves

The Board continued discussions regarding future lake maintenance and the anticipated dredging project.

Two sub committees were formally named to assist with long-term planning:

- **Lake Committee:** Support planning and oversight of future lake maintenance and dredging activities, with participation encouraged from both lakefront and non-lakefront homeowners.
- **Capital Reserves Committee:** Assist with long-term financial planning for major capital expenditures, including clubhouse infrastructure, equipment replacement, and other community assets.

These sub committees will help ensure appropriate planning and financial stewardship of Association resources. The Board will be seeking homeowners interested in volunteering to serve on these committees.

Social

The annual Halloween celebration was a great success, with more than 100 attendees. The Board thanks the volunteers who helped organize and support the event, Ruth Zimmerman, Susan Smith, and Syreeta McKay.

Annual Member Meeting

The Annual Member Meeting will be held on **Sunday, December 6, 2026, at 4:00 PM at the clubhouse**.

The Board discussed preparations for the meeting, including the proposed 2027 budget, meeting materials, and homeowner proxy forms.

All homeowners are encouraged to attend or submit a proxy if unable to participate, helping ensure the required quorum is achieved.

Board and Committee Planning

The Board continues to seek volunteers for the Architectural Committee Chair position and Social Committee Chair position and other community leadership opportunities.

Homeowners interested in serving on the Board or participating in a committee are encouraged to contact the HOA.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Tom Vepraskas - HOA Secretary