

**Austin Lake Homeowners Association
Monthly Meeting Minutes
Monday, June 9, 2025, 7:00 PM
Austin Lake Clubhouse**

Officers in Attendance:

Vice President: Eva Margolies

Secretary: Susan Smith

Treasurer: Jack Sickling

Grounds: John Gangemi

Architecture: Paul Young

Social: Estee Lassiter

Absent:

President: Ruth Zimmerman

I. Call to Order: Vice President (Eva Margolies)

II. Approval of May Minutes

III. Board Member Reports:

A. Treasurer's Report (Jack)

1. Jack reviewed the treasurer and financial reports that were distributed to the board before the meeting.
2. Letter from Spectrum came to us offering a free upgrade on internet speed which included a new modem. The board agreed that, for our purposes, we did not need an upgrade.
3. Currently our money at Regions Bank collects no interest. Jack proposed that we consider investing some of our reserve funds in a money market that would have a 3 percent interest rate and would still be available if needed. The figure of \$100,000 from our reserves was suggested. John made the motion to approve this investment; Susan seconded. The motion passed unanimously.

B. Grounds and Maintenance Update (John)

1. Assessment of damage following storm on June 7: A large tree fell in the pool area and will need removal. The cost of removal is \$1575 and will come out of our landscaping funds.
2. Tennis Courts Update: The courts will open Wednesday, June 9.
3. Landscaping: Gibbs plans to bring more flowers as well as to space out the plants that already exist to continue to improve the front entrance.
4. Replacing clubhouse carpet and attic fan is planned for the near future.
5. A new pool key was made for a resident who had never received one.
6. The right gate at the side of the pool next to the clubhouse, not the electronically keyed gate, has been fixed so that it is securely locked.
7. Over the swing is a square arch that is covered with wisteria. The board was in favor of keeping the vine rather than removing it for the arch to be painted.

C. Rental Agreement (Eva)

1. Eva presented for our consideration a rental agreement that a legal office she consulted drew up for us:
2. Board members' reactions to this document:
 - a. The board was in favor of changing the maximum number of adults allowed to rent a single house from 6 to 4.
 - b. The board discussed effective means of enforcement if the rental property was not properly maintained to meet ARC standards, and decided to seek legal counsel regarding this issue.
 - c. It was proposed that we inform residents of our concerns about rental properties and ask for feedback regarding the rental policy. No decision was made at this time.

D. Architectural Committee Updates (Paul)

1. ARC: The committee has received complaints about the front and side entrances on a Traymore Trace property about lack of upkeep. The owners have not responded to the ARC's committee's communication about their lack of maintenance.
2. Lake: The drain will be fixed next week.

E. Social Events Update (Estee)

1. Upcoming Community Events & Announcements:

Backyard Social: Saturday, June 14th, at 6:00, at the Sicklings.
2. Clubhouse Rentals: Because of a recent misunderstanding regarding clubhouse rentals, we reviewed the rental policy that clearly states that rental of the clubhouse does not give the renters exclusive rights to the pool and pool area. It was agreed that in the future the social chair will verbally inform those renters of the clubhouse who also want use of the pool of this rule.

F. Update on legal developments of delinquent homeowner (Ruth sent in a report in her absence) :

Our attorney sent the board an update regarding contact with the homeowner. The firm has not been successful with the service of suit and has asked the court to approve service by publication. They are awaiting the court's decision on that request.

G. Other business:

Future Meeting Dates—Second Monday of each month at 7:00 PM through November, unless a change is needed.

Next meeting: Monday, July 14, at 7:00 pm, at the clubhouse
Meeting adjourned at 8:30