

Austin Lake Homeowners Association

Board Meeting Minutes

September 2, 2026 7:00pm

Attendees:

Mark Cutbirth - President

Eva Margolias - Vice President

Jack Sickling - Treasurer

Tom Vepraskas - Secretary

Call to Order

The meeting was called to order by President Mark Cutbirth.

Approval of August Meeting Minutes

The August 2026 Board Meeting Minutes were approved.

Rental Policy and Fine Schedule

The Board discussed the proposed rental policy and fine schedule. The Board is working with Association counsel to review the proposals, understand available options, and determine the scope and cost of any additional legal work.

Treasurer's Report

The Treasurer reported no significant financial activity for the month. The Board reviewed current operating balances and expenses.

Grounds and Maintenance

The Board reviewed routine maintenance items and discussed potential maintenance and clearing of common areas as part of the 2027 budget planning process. New grounds maintenance vendors are being vetted for a potential change in vendor.

Social

Plans are underway for the annual neighborhood Halloween party.

2027 Budget

The Board began planning for the 2027 budget. A draft budget will be prepared for review at the October meeting, including operating, capital, pool, social, and common-area expenses.

Annual Meeting

The Board discussed plans for the 2026 Annual Meeting, tentatively targeted for December/January. The date and required homeowner notices will be finalized in accordance with the Association's bylaws.

Board Membership

The Board discussed anticipated Board and committee vacancies for 2027 and the need to identify interested homeowners to fill open positions.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Tom Vepraskas
Secretary
Austin Lake Homeowners Association