

**Austin Lake Subdivision
HOA Board Meeting Minutes
November 10, 2025, 7:00, at the Clubhouse**

Members Present:

President: Ruth Zimmerman
Vice President: Eva Margolies
Secretary: Susan Smith
Treasurer: Jack Sickling
Grounds: John Gangemi
Architecture: Paul Young
Social: Estee Lassiter

Also Present:

Tom Vepraskas

I. Call to Order

II. Approval of the Minutes: Approved

III. Board Members Reports:

A. Treasurer's Report: Jack

1. Jack reviewed the treasurer's report that was distributed to each board member. Currently we have \$105,116.59 in reserves. Our expenses this month amounted to \$10,994.62.
2. Proposed 2026 Budget
 - Jack reviewed each of the proposed budget items, explaining his reasoning for each item's projected cost. The only change made after discussion and agreed upon was the social budget which board members asked to be reduced from \$5,000 to \$2,000. All other projected amounts were deemed reasonable.
 - Eva moved to raise dues \$75. Susan seconded. The motion carried with 6 ayes, 1 nay.

B. Grounds: John

John reviewed the maintenance items for this month:

- A new pool cover was installed.
- Planting of fall flowers is planned for November.
- The weather proof pool furniture will remain by the pool during the winter.
- John is continuing to gather quotes for the removal of tree limbs over the tennis courts.

C. Architecture: Paul

- Paul reported that a request for permanent placement of furniture in the front yard was denied, but an alternative was decided upon.

- A request to build a terrace in the back yard was approved.
- Paul suggested that we have one person on each street to monitor yard maintenance.

D. Social: Estee

1. Estee reported that before the Halloween party, there was some criticism regarding our use of arm bands to limit our Halloween party to neighborhood children and their friends. A neighbor desired that the party be open to all non-residents who wanted to attend. The board was in agreement that the party was a neighborhood function and therefore a limited admission event. However, we agreed that any child, regardless of location of residence, who wanted to trick-or-treat in our neighborhood was welcome.
2. The Halloween party was deemed a success, well attended by our neighborhood children, parents, and their friends. Pizza was served followed by a parade. Board members thanked Estee for the effort that she put into making the event fun for all.
3. Estee agreed to be placed on the 2026 slate of officers as the social chair.
4. Plans for the Rock the Block Party are coming together through Ruth Zimmerman and Marie Stockton's efforts. The event will be held at the Whiteoak Circle cul-de-sac, November 15, and will feature a local band, a bouncy house, crafts for the kids, and catering by Moe's. It was noted that a concurrent event will take place at the clubhouse that day, and that parking at the clubhouse will be reserved for that event.

Meeting adjourned. 8:30

Respectfully submitted,
Susan Smith
ALHOA Secretary