

Austin Lake Homeowners Association9
HOA Monthly Meeting Minutes
September 8, 2025, 7:00

Officers in Attendance:

President: Ruth Zimmerman

Secretary: Susan Smith

Treasurer: Jack Sickling

Grounds: John Gangemi

Social: Estee Lassiter

Also present: Nandi Welch

Absent:

Vice President: Eva Margolies

Architecture: Paul Young

1. Call to Order: Ruth Zimmerman, President

11. Approval of August HOA Meeting Minutes (approved unanimously)

III. Board Members Reports

A. Treasurer's Report – Jack Sickling, Treasurer

- Prior to the meeting, Jack sent out the treasurer and financial reports to each board member.
- All homeowner dues have been paid in full, with the exception of one, which is being handled by our attorneys.
- We have paid the tennis company in full for the lights, court resurfacing, and painting the walls. The money for this payment came from our operating budget, leaving \$101,014.69 in our money market fund where it can accrue interest until needed.
- Jack requested suggestions for capital expenses to be included in next year's budget. It was suggested that we add trimming the trees overlapping the tennis courts to the budget. John will submit his suggestions for the landscaping at the next meeting.

B. Resident request: Nandi Welch

Nandi submitted her architectural request for a flower bed that she is planning to install along her sidewalk. Paul followed up with an email granting approval.

C. Grounds & Maintenance Update – John Gangemi

- Pool closing: The board agreed that we try to keep the pool open as long as weather permitted, and John agreed to discuss the closing with our pool company and determine a satisfactory date.
- Flowers: John stated that next year's budget for flowers should include more perennials and fewer annuals to save money.

D. Social Events Update – Estee Lassiter

- Backyard Social: The fall social will take place October 11 at the home of Gail and Jack Sickling
- Fall Events: A Rock the Block is being planned, as well as a Halloween party for the children in the neighborhood.

E. Other Items for Discussion – Ruth Zimmerman

- Bike issue: There have been several recent complaints to the board about kids in the neighborhood riding dirt bikes and other noisy gasoline powered bikes. It was noted that our covenants explicitly prohibit any motorized vehicles on the dam as well as any “noxious or offensive condition or activity . . . which may be or may become an annoyance or nuisance to the Owners.” In speaking for the parents of kids with motor bikes, Estee agreed that she would meet with other parents to discuss the need to conform to the HOA guidelines and to address neighbors’ complaints.
- Facebook page: It was stressed that our Facebook page is not the vehicle to use to air grievances against neighbors.
- New officers needed for 2026 board: We are continuing to solicit volunteers to serve on next year’s board. So far, the president (Ruth) and the secretary (Susan) are rolling off the board next year.

Next meeting: October 13, at 7:00 pm. Clubhouse.

Meeting Adjourned: 9:10 pm

Respectfully submitted,
Susan Smith
HOA Secretary