Austin Lake Homeowners Association

Board Meeting Minutes
October 7, 2026

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

Approval of Previous Meeting Minutes

The Board reviewed and approved the September 2026 meeting minutes.

Community Standards and Rental Restrictions

The Board continued discussions regarding community standards and rental restrictions.

Updated community standards, including a proposed fine schedule, are being developed and reviewed by Association counsel. Following legal review and Board approval, the standards will be published on the neighborhood website.

The Board also discussed pursuing a potential leasing amendment in 2027. Legal expenses associated with this work will be considered as part of the 2027 budget.

Treasurer's Report and 2027 Budget

The Board reviewed and finalized the proposed 2027 operating and capital budget for presentation to homeowners.

The Board determined that an increase in annual HOA dues is not necessary for 2027. Current reserves and planned contributions are expected to support anticipated lake dredging maintenance within the next 12–18 months.

The proposed budget includes funding for community improvements and maintenance, including:

- Pool deck painting and security enhancements
- Common-area landscaping and trail maintenance
- Lake survey and future maintenance planning
- Legal review of community standards and the proposed fine schedule

The proposed budget will be shared with homeowners as previously outlined.

Social

The Annual Halloween Party is being planned and an Evite has gone out to all HOA Members. Please RSVP if you plan to attend so we can get an accurate headcount. Looking forward to seeing all the trick or treaters!

Grounds and Maintenance

The Board discussed ongoing maintenance and improvements to neighborhood common areas.

A community landscaping volunteer event is scheduled for **Saturday, November 7, from 9:00–11:00 AM**. Volunteers will help remove seasonal flowers and plant winter pansies near the neighborhood entrance sign and clubhouse.

The Board also confirmed that the pool was successfully closed for the season.

Annual Member Meeting

Annual meeting will be held on **December 6th, 2026** at the clubhouse starting at **4:00pm ET.**

Board and Committee Planning

The Board discussed the need for additional community volunteers, particularly to fill the Architectural Committee Chair and Social Committee Chair positions.

If you are interested in joining the Board please reach out to via email!

Respectfully Submitted,

Tom Vepraskas
ALHOA Secratary