

**Austin Lake Homeowners Association  
HOA Monthly Meeting Minutes  
August 11, 2025, 7:00 pm**

**Officers in Attendance:**

President: Ruth Zimmerman

Vice President: Eva Margolies

Secretary: Susan Smith

Treasurer: Jack Sickling

Architecture: Paul Young

Social: Missy Baisden (standing in for Estee Lassiter)

**Also Present**

Patrick and Kristie Dixon

**Absent:**

Social: Estee Lassiter

Grounds: John Gangemi

- I. Call to Order: President
- II. Approval of July Minutes–Unanimously
- III. Board Members Reports:

**1. Neighbors' Concerns–Patrick and Kristie Dixon**

The Dixons attended the meeting to voice their frustration with an adjacent house whose yard maintenance does not meet our HOA standards. Our architecture chair assured them that he has made several efforts to contact the home owner and property manager of this rental property but has not received a reply to his recent communications. The board discussed appropriate follow-up steps, including fines, to be taken.

**2. Rental Agreement Review–Eva Margolies, Vice-President**

- Eva reported on communication with neighbors regarding banning rentals in our neighborhood. Several neighbors suggested a cap on rentals rather than an outright ban. Discussion followed about the rental policy that Eva had worked on with an HOA legal expert.
- It was agreed that Ruth, the HOA president, and Eva, the HOA vice president, would arrange a meeting with our attorneys to obtain another opinion on the legality of enforcing such a policy before presenting it to our residents. Since the policy involves fines for maintenance issues, they will also attempt to get some clarification about imposing fines on residents for the same.

### **3. Treasurer's Report – Jack Sickling, Treasurer**

The treasurer and financial reports were sent to each of the board members before the meeting. Jack reviewed some of the key features of the reports, including the money market fund set up with funds from our reserves so that it would earn interest. Jack pointed out that so far we were under budget in most categories.

### **4. Grounds & Maintenance Update– Paul Young, Architect**

Grounds:

- This month's grounds and maintenance report was disseminated to all board members before the meeting.
- Notices were sent out to individual residents about maintenance issues.
- Rental property has a tenant now, but the owner /property manager is still non respondent to our request for taking care of maintenance issues of lawn and house exterior. It was suggested that the next step would be to levy fines on all properties that were not in compliance with our by-laws and covenants.

Lake Committee:

- Paul reported that the dam leak has been repaired at a cost far below the amount budgeted.
- The trash build up in the two planters by the lake continues to be an ongoing problem. Paul has attempted to monitor these planters and has been removing the trash that has collected in them.
- There is a concern about the algae bloom covering parts of the lake, and our lake company has been contacted.

### **5. Social Events Update – Missy Baisden (filling in for Estee Lassiter)**

- Another backyard social is planned at Ruth Zimmerman's house September 6, 5:30
- Plans are being made for a halloween party
- Fall Events: A Rock the Block event is being planned in lieu of a progressive dinner.

### **6. Other Items for Discussion – Ruth Zimmerman, President**

- Future Meeting Dates - Second Monday of each month at 7:00 PM through November, unless change is needed to suit the group.
- Annual Meeting Date
- New Officers Needed for 2026 Board
  - President
  - Secretary

Next HOA Meeting: 7:00, Monday, September 8

Annual meeting: 4: 00, December 7

Meeting adjourned: 8:45

Respectfully submitted,  
Susan Smith, HOA Secretary