

Austin Lake Homeowners Association

Board Meeting Minutes

July 14, 2026

Board Members Present:

- Mark Cutbirth, President
- Eva Margolies, Vice President
- Jack Sickling, Treasurer
- John Gangemi, Grounds & Maintenance

Board Members Absent:

- Tom Vepraskas, Secretary
- Paul Young, Architecture Committee Chair

Call to Order

The meeting was called to order by President Mark Cutbirth.

Community Guidelines and Rental Policy

The Board discussed the revised Austin Lake Community Standards document. The Board agreed that the proposed fine schedule will be submitted to the Association's attorney for legal review before the updated Community Standards are published.

The Board also reviewed proposed rental and lease policy documents. The proposed rental policy will be forwarded to the Association attorney for review. Following legal review, the Board will determine next steps, including the homeowner approval process required by the governing documents.

Treasurer's Report

Treasurer Jack Sickling presented the monthly financial report.

The Board reviewed recent legal expenses and confirmed that a previously delinquent homeowner account has been paid in full, including outstanding assessments, late fees, attorney fees, and court costs.

The Board also discussed an unusually high water bill at the clubhouse. Daily usage reports do not currently indicate a leak. The Board is investigating possible causes, including water used during recent pool repairs, and is evaluating options to reduce future water costs.

Pool Operations

Repairs to the community pool have been completed, and the Board reviewed the status of ongoing pool operations.

Grounds & Maintenance

The Board discussed recent vandalism occurring near the pool restroom facilities. To improve security, additional exterior security cameras will be installed in the pool and clubhouse area.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Tom Vepraskas

Secretary

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