

**Austin Lake Homeowners Association  
HOA Special Meeting Minutes  
October 27, 2025, 6:45 pm, at Clubhouse**

**Members Present:**

President: Ruth Zimmerman  
Vice President: Eva Margolies (via call-in)  
Secretary: Susan Smith  
Treasurer: Jack Sickling  
Architecture: Paul Young  
Grounds: John Gangemi

**Absent:**

Social: Estee Lassiter

Call to Order: Ruth Zimmerman, President

- A. HOA By-laws and Covenants Regarding Dues and Assessment–Susan  
Prior to the meeting, Susan sent out a report to each board member summarizing her research of our by-laws and covenants that pertain to dues and special assessments. Included for our review was our attorney's interpretation of our governing documents. The discussion that followed resulted in the board ruling out using a special assessment for dredging of the lake in 2029. That decision was based on the restrictions placed on special assessments in our covenants.
- B. 2026 Budget Discussion–Paul and Jack  
Paul presented a spreadsheet of our HOA income and expense forecasts from 2024-2036 along with charts that showed our future costs growing faster than our dues. Jack followed with a comprehensive 2026 Proposed Budget that would result in \$144,975 in reserves. Concern was expressed about how we would be able to prepare for the dredging of the lake that would be needed in 2029 at a projected cost of \$190,000. John proposed that we raise the dues \$75. Board members agreed, and the final decision would be made at the next regular board meeting, November 10.
- C. Rental and and Fine Schedule for Violations–Eva and Ruth  
Ruth shared her notes taken from Ruth and Eva's call to our attorney, Jamie Lyons. According to our attorney, Austin Lake is a POA (Property Owner Association) subject to Georgia Property Owner Association Act. If our ALHOA wants to ban rentals in the community:
  - 1. Any current property owners leasing out homes at the time such change is made to the corporate declarations required to make such change would be "grandfathered" in: they would be able to lease out their home until they sold it.
  - 2. Any property owner currently leasing out their home would not be subject to a "permit"--they would always be allowed to lease out their home until it was sold.
  - 3. Once declarations are amended, the HOA could ban any future rentals in the community or only allow some percentage of homes to be leased out at any given time (typically 5-20% of total number of homes in a community).

4. Once declarations are amended, the HOA can impose regulations for rentals in the community. Examples include:
  - 12 month lease (nothing shorter or longer)
  - No subleases
  - Must lease full property; not any portions of property
  - Must do tenant screening including criminal, other background checks
  - 12 month contract with landscaping company for yard maintenance.
5. If we limit rentals, owners leasing at the time of change must be able to continue to lease property until they sell their home. They can never be told that they cannot lease going forward. However, the HOA can impose the regulations such as the ones listed above.
6. Currently our HOA documents do not address rentals in Austin Lake. Our attorney can draft an amendment to our declarations.

A brief discussion followed, but no decision was made at this time by the board regarding rentals.

D. HOA Officers for 2026–Ruth

Ruth presented the slate of officers for next year that we have so far:

President–Mark Cutburth

Vice President–Eva Margolies

Secretary-Tom Vespraskas

Treasurer-Jack Sickling

Grounds and Maintenance-John Gangemi

Architecture: Paul Young

Social: Vacant

Nominating Chair: TBD