

**Austin Lake Homeowners Association
Monthly Meeting Minutes
Monday, January 13, 2025, 7:00 PM
Austin Lake Clubhouse**

Officers in Attendance

President: Ruth Zimmerman

Vice President: Eva Margolies

Secretary: Susan Smith

Treasurer: Jack Sickling

Grounds: John Gangemi

Architecture: Paul Young

Absent:

Social : Estee Lassiter

- I. **Call to Order: President (Ruth Zimmerman)**
- II. **Welcome Board Members, President (Ruth Zimmerman)**
- III. **Board Member Reports:**

A. Updates for New Board Members and 2025 Budget Review–Ruth

- Delinquent dues: Ruth reviewed past actions taken by the board to contact the resident with 4 plus years of delinquent dues and steps to be taken this year. Jack reported this year's legal fees so far.
- Tennis court lights and resurfacing: The board plans to apply the money from our community development funds for the lights and to use the donated poles for the lights to reduce our cost. Mike McGraff from Talbots, the tennis light and resurfacing company, and Tripp Baisden have plans to meet in the next few weeks to assess the condition and feasibility of using the poles.
- Clubhouse deck and railing repairs: The quote John received from Drinnan's for repairing the clubhouse deck and railings was \$7500, approximately \$2000 under budget.
- Landscaping the front entrance and around the clubhouse: Ruth reported that we have received quotes for improving the front entrance, focusing on landscaping rather than painting. These plans also include adding more lights. John agreed to get quotes on repairing the front walls and columns that are separating. Gibbs will continue to do our landscaping and was asked to remove some of the plants that are not thriving, increase the size of the flowerbed, and trim a few shrubs more drastically, some of which was completed last year—all of which is included in our monthly maintenance agreement. Another landscaping company has also been contacted for quotes to do additional landscaping.
- Clubhouse maintenance: We obtained quotes last year for replacing clubhouse worn carpet and holes/dents in the walls this year.
- Tennis court walls: We agreed to postpone repairing and repainting the tennis court walls listed in the capital reserve study at least until spring or until needed.
- Lake request from Lake Drive resident: The request to allow lake access to a resident on Lake Drive for a fee was discussed. The board approved Eva's offer to take the lead in addressing this request.

B. Treasurer's Report—Jack Sickling

- Jack distributed the January treasurer's report and financial statement to the board members prior to the meeting.
- Funds were transferred from operating to reserve funds.
- 75 (73%) of 103 homes have paid in full so far with 3 partial payments.
- 4 residents have requested payment plans (3 have paid the first installment).
- John agreed to get quotes from companies to update our capital reserves study.

C. Grounds and Maintenance—John

John agreed to ask Gibbs to trim trees and shrubs behind tennis courts and check on clubhouse lights.

D. Architecture: and Lake: Paul

Paul distributed a written report to board members before the meeting.

ACC

- Leaves are mostly picked up in every yard.
- Paul will send out a Winter Yard Tips Newsletter in February.
- The ACC approved the one architecture request that was submitted last month.
- Paul asked one resident to trim his holly that was covering the street light. Georgia Power was contacted and replied that it was not their responsibility.
- Cables have been lying for 18 months in front of homes on Austin Lake Drive waiting to be buried. Paul contacted the cable company to remind them that the cable needs to be buried.

The Lake

- Dam leak will be repaired at much less expense than the budgeted amount of \$15,000. The board agreed to Paul's suggestion that we use some of the leftover funds for cleaning up lake shores.
- The city claims to be responsible for city waterways maintenance, but not for what drains into the lake. After speaking with city engineers, Paul plans to have a conversation with the mayor about waste that comes to our lake.
- A certified letter was sent to Mr. Hernandez about encroaching on ALHOA property.
- The board consented to Paul's request for funding path maintenance in the woodlands below the dam with an estimated cost of \$425 for equipment.
- Paul discussed access to the lake from what looks like a Smyrna-owned right-of-way between Lake Drive and the dam. He asked the city if we had permission to use it and is waiting on a reply.
- New construction on Spring Hill Drive needs to be watched to determine its impact on the lake.

E. Social (Ruth reported in Estee's absence)

- Mason Sockton cleaned out our storage room so that we have a cleaner, more spacious and organized place to store our clubhouse equipment.
- It was noted that the pool company's equipment has been stored haphazardly in the storage room in the past. John plans to contact them about storing their equipment more neatly and compactly.

The meeting was adjourned at 8:36 pm.

Next meeting: Monday February 10, 7:00 pm