

**Austin Lake Homeowners Association
Annual Meeting Minutes (Draft)
Sunday, December 15, 2024, 4:00 PM
Austin Lake Clubhouse**

Board Members in Attendance

President: Ruth Zimmerman

Treasurer: Scott Silverstein

Social: Marie Stockton

Vice President: Eva Margolies

Grounds: Leanne Allen

Secretary: Susan Smith

Architecture: Paul Young

Confirmation of Quorum: Vice President Eva Margolies confirmed the quorum: a total of 60 houses were represented with 17 in person and 43 by proxy.

Call to Order and Welcome—Ruth Zimmerman, President

Ruth welcomed the homeowners in attendance and congratulated the board on their contributions this year. She recognized each board member individually with special recognition for the contributions of the three who are rolling off the board: Scott Silverstein, Leanne Allen, and Marie Stockton. Each of these individuals has gone above and beyond in their roles as treasurer, grounds chair, and social chair, respectively. Leanne, the longest serving one of the three, was singled out for her efforts (as well as Jake's) in improving our commons areas these past seven years that have made Austin Lake a more attractive and functional community.

Approval of the 2023 Minutes: Approved unanimously.

Board Member Reports:

A. Grounds (Leanne Allen)

Leanne listed the major improvements made this year:

- Replaced all the clubhouse windows and doors (under budget)
- Pressure washed the pool loungers and pool deck
- Purchased the remaining Polywood pool loungers that came with a 30-40 year warranty
- Added pickleball lines to the tennis courts
- Expanded the flower bed at the front entrance
- Made improvements to the playground equipment

Those in attendance applauded Leanne for her long-time commitment and contributions as grounds chair.

B. Social activities (Marie Stockton)

1. A survey was sent out to residents in March seeking their input into our social activities—45 homes participated. The results of this survey were used in planning social events for the rest of the year. This year's events were as follows:
 - Easter Celebration
 - Last Day of School Party
 - Halloween Event
 - Rock the Block Event: Over one hundred residents attended, much less expensive than the progressive dinner and much better attended. This was a new event added this year in place of the Progressive Dinner.
 - Ladies' Ornament Exchange
2. Ruth thanked Marie for her efforts this year in planning social events and developing the survey.
3. Josh Keller commended Marie for her efforts in organizing the Halloween Party despite Domino's no-show: "The kids had a blast!"
4. Recommendations for the future: Efforts should be made to find the right balance between adult and children events, call for more volunteers to help with these events, add more events like happy hour that do not cost HOA, and use RSVP armbands to identify our own residents and children at events and make an effort to identify nonresidents attempting to attend the parties.

C. Treasurer (Scott Silverstein)

1. Scott reported that 102 out of 103 homeowners paid dues this year and that we collected initiation fees from 6 home sales in our neighborhood.
2. He reviewed our expenditures for the year as they related to our 2024 budget. We were close to being on budget, just slightly over. Expenditures for pool furniture and pickleball lines were a little over budget. Clubhouse window and door replacements were under budget.
3. 40 percent of our annual intake, \$40,000, will be put in reserves.
4. Scott reviewed the reasons for the \$150 dues increase due to inflation and to avoid a major assessment 15 years from now. With the dues increase, we will be able to bring our amenities to where they should be according to the capital reserves study plan. This coming year we have some major improvements planned regarding the tennis courts (lights and resurfacing), the clubhouse decking and railing, as well as the front entrance, and with the dues increase, we can begin to implement them.
5. We are shopping for another company to bring our capital reserves study up to date. It was asked if our HOA treasurer could revise the study's figures and bring the projected costs up to date with current inflation rather than use an outside company. Scott answered that he had done some of these adjustments for next year's budget, but he emphasized the importance of having regular professional reviews.
6. A neighbor questioned the quality of service, particularly the landscaping services, that we are getting for the money. Leanne answered that we do have a plan with Gibbs to upgrade the front entrance this year. Ruth added that we have designated more money in our 2025 proposed budget to do some major trimming of shrubs, removing our struggling junipers, pruning our crepe myrtles and installing hardier shrubs and plants. We also tried another landscaping company last year, but they were not satisfactory.
7. A resident asked about our security cameras. Leanne answered that we have three Ring cameras—at the side, front, and back of the clubhouse.
8. Ruth explained that the board will follow the 2025 budget, based on our capital reserve study, as closely as is reasonable and feasible.
9. A resident made the point that if we wait to do what is recommended in the capital reserves study proposed schedule, that the cost of these repairs or improvements will be higher. Discussion followed about decisions made to delay a recommendation, and decisions made to do a repair deemed necessary ahead of schedule.
10. Various ways of paying dues were discussed: Zelle, Paypal, credit cards, installment plans. We are currently using Zelle and installment plans. We are not using Paypal or credit cards.
11. A resident asked about a street light covered by a tree in one of our neighbor's yard. The city and utility companies have been contacted, but as of yet neither has claimed responsibility for trimming the tree.
12. With no other questions or comments, the 2025 budget was considered approved.

D. Architectural (Paul Young)

1. Review committee: Dave Wilson and Susie Roberts have served on the committee and have helped with the requests for approval of architectural changes.
2. Homeowners who have bare dirt, weeds, or an abundance of leaves in their yards have been addressed personally. The ACC has tried to help residents come up to ACC standards by increasing, giving advice, and/or providing recommendations.
3. The ACC committee is working on updating our community guidelines for residents to maintain their house and yards according to standards.
4. Paul mentioned the ACC newsletter that went out this week that contains landscaping tips.
5. A resident asked for referrals for landscaping, yard maintenance companies and was told that our neighborhood FB page was a good place to get responses and recommendations.
6. Eva announced that she is heading up a pinestraw drive in the spring.

E. Lake (Paul Young)

1. A lake committee has been formed this year.
2. Paul mentioned a person who was using property behind the lake as his own. He was sent a certified letter that informed him that he was using our property.

3. A prospective buyer of a house on Lake Drive requested access to the lake, and was willing to pay for it. Presently residents on Lake Drive do not have access to the lake.
4. Drain leak will be repaired. The quoted price is lower than budgeted.
5. We believe that the city has an obligation to keep our lake healthy. Trash coming to our lake is from industrial waste and stormwater flowing from South Cobb Drive, Lake Drive, and Concord Road. The city will be contacted with these problems.
6. Future plans: to draw up much needed fishing rules.
7. Discussion and votes on allowing non ALHOA residents on Lake Drive access to lake were as follows::

Paul submitted his motion regarding lake use by designated non-HOA members.

“That the Austin Lake HOA Board is authorized to pursue a single contractual agreement with any or all of the owners of the 7 lakeside properties on Lake Drive, with the objective of granting lake access to those properties in exchange for fair compensation and cost-sharing. As signatories to the agreement, the Lake Drive parties would have the rights to use the lake only, subject to any HOA rules and regulations governing lake usage, but would not be members of the HOA or have any other rights and privileges associated with membership in the HOA. The Board is authorized to engage legal counsel to draft a contract which will be the basis of an overall agreement. The Board is further authorized to accept or decline whatever terms it deems to be in the best interests of the HOA, and to execute the final contract on behalf of the HOA.”

Howard Smith seconded it.

- Discussion followed:
 - Would the money go to the HOA to use at their discretion or be earmarked only for lake maintenance?
 - If lots were subdivided, would the fee be for the whole lot, or for each owner?
 - Would we allow the non-residents to build docks?
 - Will the initiation fee be paid by each owner or will the easement be non transferable?
 - It was the general agreement that the collected money would go to the HOA to be used at the board’s discretion; that each owner, if the plot is subdivided, would pay for the easement; that non-residents would be allowed to build docks approved by our ACC; that the initiation fee would be non transferable.
 - Matt Helmraath proposed the following amendment:
 - *“Funds that we receive as the initial fee for owner’s access will go to the capital fund; annual fees for maintaining the lake will go to the operating fund for the HOA to use for the benefit of the entire neighborhood.”*
 - Howard Smith seconded it.
 - A vote was called, and the amendment passed with two dissenters.
 - A vote was called for Paul’s motion with amendment, and it passed unanimously.
8. Paul asked for volunteers to help make decisions on the architectural committee.

F. Slate of officers for 2025 (Ruth Zimmerman, in Missy Baisden’s absence) .

The following slate was proposed:

- President: Ruth Zimmerman
- Vice President: Eva Margolies
- Secretary: Susan Smith
- Treasurer: Jack Sickling
- Grounds and Maintenance: John Gangemi
- Social: Estee Lassiter
- Architecture: Paul Young
- Nominating Chair: Steve Stoichev

With no nominations from the floor, the slate of officers was unanimously approved.

V, Meeting adjourned.