



Annual Meeting

October 16, 2025

6:30 PM

# Call to Order

# Agenda



- Call to Order/ Quorum [5min]
- Board Introduction [5min]
- Comments by InRhodes Management Co
- Courtesy Reminders [5min]
- Awards/Recognition [5min]
- Rearview: [10-15min]
  - Road Overhaul - \$2000 per home, per yr, 2yrs
  - Enforcement
- Financial overview/budget [10min]
- Next Up: [5-10min]
  - Swamp, Roads
  - Covenant Committee Project, Events, etc
- Volunteer CTA [5-10min]
- Elections\* [60 min]
  - 3 Director Positions
  - 5 ACC Positions
  - Subdivision Liaisons
- **Questions** [Board] [15min]
- Adjournment [1min]

# Board Introduction

## Officers

- Ken Corigliano (v)
  - Interim President
- Ralf Woods (v)
  - Treasurer
- Teresa Ottman (v)
  - Interim Secretary
- Kurt Layson
  - Vice President

## ACC

- Bill Klages
- Teresa Ottman
- Rick Schneider
- David Taylor



*Management Company Rep*

Tricia Ranger

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# Courtesy Reminders

- **Contacting Board v Management Co**
  - [more on chart 10]
- **ACC & Board**
- **External Modifications**
  - Tree removals
  - Invisible dog fences and leashes
  - Signs
- **Neighborly Interactions**

# Awards & Recognition

- **Friendly Neighbor:** Ryan Anderson
- **Beautiful Landscaping Award:**
  - Mandy & Marvin Kattola 8418 | Lori Oberlin 8863 | Larry and Cynthia Esterline 8671
- **New Neighbor Recognition ~14:**
  - Staley 8640 DW | Exley E Crest Forest | Coston 9131 MM | Popowski 8661 DW | Lowther 8972 MM | Egan 9043 MM | Buchinger 9226 MM | Saari 8897 MM | Eisenberg 9033 | Murphy 8506 DW | Smith 9204 MM | Gerds 8925 DW |
- **Youth Spirit Award:** Ai Anderson
- **Holiday Griswold Award:**
  - Mohsin and Jaime Tarar 8978 | Mandy & Marvin Kattola | Ryan & Kelsey Kelly 8884

# 2026 Pending Increases

Snowplow and salt contract Ends 2026	New proposal - increase of 10% Budget considers 3 additional plowings and 3 additional salt from base rate
TNR 3-yr agreement expiring in 2028	\$43,368 includes additional homes
Road project: all subdivision roads in 2027 Mill and fill; does not include curbs Any shortfall gapped in 2028	\$2000 for 2026; \$2000 for 2027 per lot Actual costs realized in 2027



# Budget Snapshot

ANNUAL ASSESSMENT					
Association		Rubbish Removal		Road Improvement	
2025 Dues	2026 Dues	2025 Dues	2026 Dues	2025 Dues	2026 Dues
\$428.00	\$400.55	\$247.00	\$274.45	\$75.00	\$2,000.00
					Total 2026 Dues \$2,675
<u>Total Income</u>	\$134,090.95	\$116,538.00	\$117,641.08	\$117,641.08	\$425,214.00
<u>Total Grounds Expense</u>	\$42,325.24	\$42,186.56	\$19,765.33	\$37,342.97	\$38,660.00
<u>Total Utility Expenses</u>	\$33,794.85	\$39,495.44	\$20,715.32	\$36,755.11	\$45,368.00
<u>Total Insurance Expenses</u>	\$1,731.00	\$2,045.00	\$1,139.25	\$1,991.31	\$2,575.00
<u>Total Administrative Expenses</u>	\$35,089.74	\$20,892.00	\$11,301.29	\$20,006.36	\$20,611.00

# Rearview

- Community update
- Road improvements
  - Potholes and cul-de-sac
- Enforcement update

# Next Up

- [Swamp](#)
- Roads
- Covenant Committee Project
- Events
- Ad hoc

# Elections



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General Q & A



Adjournment