



**Woodland Ridge Homeowners Association, Inc.  
Unapproved Minutes – Annual Meeting**

**Date:** Thursday, February 19, 2026

**Time:** 5:30pm

**Place:** Merton Village Hall  
W282N6996 Main Street  
Merton, WI 53056

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**Meeting Agenda**

1. Roll Call
2. Proof of Notice of meeting or waiver of notice
3. Reading of minutes
4. Reports of Officers/Reports of Committees
5. Unfinished Business
6. New Business
7. Adjournment

Meeting called to order at 5:37 pm.

**1. Roll Call**

- a. HOA Board Members Present
  - i. David Griffis, President
  - ii. Christos Karadimas, *VP/Secretary*
  - iii. Loran Dowling, *Treasurer*
- b. Appearances were made by **6** owners in person or by proxy
  - i. **21** proxy submitted
  - ii. **27** property owners total
- c. HOA has a total of 84 lots
- d. A quorum requires majority of 43 by attendance or by proxy
- e. A quorum **was not** present

**2. Proof of Notice of Meeting or Waiver of Notice**

- a. Proof of notice is that owners attended the meeting.
- b. Update from last year**
  - i. David Griffis

**3. Reading of Minutes**

- a. Minutes from February 20, 2025 Annual Meeting were approved.
- b. Highlights from last year**
  - i. Read by C. Karadimas 2025 minutes

**4. Reports of Officers/Reports of Committees**

- a. Presidents Report



- i. President's Report given by **David Griffis**
- ii. New street light approved with no cost to the HOA
- iii. Landscape enhancement on Winkleman Rod and the berm off of Timberline trail
- iv. Village of Merton continues to maintain the park. People need to properly discard the wait
- v. Magnolia subdivision under construction.
- vi. Active virtue athletics expansion off of Sussex road. Mockup on Village of Merton web site
- vii. Reserves are sitting around \$19K
- viii. Mailboxes are homeowners responsibility. Color to use on the web site
- b. Financial Report
  - i. Budget reviewed by **Loran Dowling**
  - ii. All home owners received a copy of the detailed budget
  - iii. Keeping budget to 2025
  - iv. Continuing with \$220 Home Owner
- c. Landscaping Report
  - i. BK Management Landscape Company – Tim Baker (not present, **3rd** year)
  - ii. Have a new company to review quote
- d. Insurance Report
  - i. Report given by Christos Karadimas
  - ii. Will keep Brown Insurance as still the lowest offer
- e. Taxes
  - i. Reily, Penner & Benton LLP retained for Annual taxes purposes on behalf of the HOA

## 5. Unfinished Business 2024

- a. Shed closed out
- b. Christmas decorations and interest from the Baptist Church
  - i. Dan Conrad asked about this point
  - ii. Loran knows the pastor of the Baptist church and will engage in a conversation for next Christmas
  - iii. **Open.** Loren will take on but pastor rotation making hard to contact
- c. Speed signs and Bumps
  - i. **Speed signs in place and closed out**
  - ii. **Speed bump will closed.**

## 6. New Business

- a. Mail boxes
  - i. Find someone to hire for mail box replacement
- b. New Landscaping company to entertain Brandon Miller
  - i. Dave Griffis has quote to review
- c. Speed in neighborhood
  - i. Complaints from Kathy Bailey on car speed
  - ii. Talk with Police to do periodic checks in the neighborhood

## 7. Adjournment

- a. The meeting adjourned at 6:02 pm