



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

Date: Thursday, February 20, 2025

Time: 5:30pm

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

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. HOA Board Member Election (Term Feb. 2025- Feb.2028)
8. Adjournment

Meeting called to order at 5:30 pm.

1. Roll Call

- a. HOA Board Members Present
 - i. David Griffis, President
 - ii. Christos Karadimas, *VP/Secretary*
 - iii. Nick Schoenheider, *Treasurer* (Not Present - Resigned)
- b. Appearances were made by **12** owners in person or by proxy
 - i. 8 proxy submitted
 - ii. 20 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. Landscaping continues to be maintained
 - ii. Brown Insurance continues

3. Reading of Minutes

- a. Minutes from February xx, 2024 Annual Meeting were approved.
- b. Highlights from last year**
 - i. Read by Karadimas 2024 minutes



1.

4. Reports of Officers/Reports of Committees

- a. Presidents Report
 - i. President's Report given by David Griffis
 - ii. Horwath building into the Magnolia neighborhood
 - iii. Mentioned Mailboxes
- b. Financial Report
 - i. Budget reviewed by David Griffis
 - ii. All home owners received a copy of the detailed budget
 - iii. Continuing with \$220 Home Owner
- c. Landscaping Report
 - i. BK Management Landscape Company – Tim Baker (not present, second year)
- d. Insurance Report
 - i. Report given by Christos Karadimas
- e. Taxes
 - i. Reily, Penner & Benton LLP retained for Annual taxes purposes on behalf of the HOA

5. Unfinished Business 2024

- a. Sheds
 - i. Requires 75% of the lot owners to agree
 - ii. The Village of Merton would also need to agree to the change
 - iii. Either way, 51% of the mortgagees would need to sign off on any changes
 - iv. HOA Board recommends a committee be formed
 - v. Loren said Merton has not allowed shed for 30 years in neighborhoods
 - vi. **Closed out as not actionable with Town**
- 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 with the
- c. Speed signs and Bumps
 - i. Request to post speed signs and potential speed bumps
 - ii. Dan Conrad has a friend in the Village of Merton and will ask about putting up speed signs at a minimum. Chances are the Village should pay as a this is a safety issue
 - iii. **Open.** Dan Conrad to ask at Police Station about putting up speed signs.
 - iv. **Speed bump will Closed.**

6. New Business

- a. **Street Light at entrance**
 - i. Dan Conrad willing to ask what needs to be done
 - ii. Could be Expensive and would require major vote of homeowners.
- b. David brought up the mailboxes and if there is someone who knows someone who builds we will put on the web site
- c. Talked about Brown Insurance continuing



7. Elections 2025

- a. Loren Dowling nominated by Karadimas for Treasurer. No Quorum to vote. Griffis Seconded. People present congratulated Loren for supporting the HOA

8. Adjournment

- a. The meeting adjourned at 6:08 pm