

Innisbrook Homeowner's Association Board Meeting

Date

October 21, 2025

Time

6:30 pm

In attendance

Dan Stewart	President
Lisa Soeurt	Treasurer
Kate Curtis	Secretary
Terry Johnson	Board Member
Jim Mason	Board Member
Nick Von Bank	Board Member

Approval of minutes

1. Financial Updates

- a. Current funds
 - i. \$49,684.78 in checking
 - ii. \$78,568.76 in savings
- b. Investing funds
 - iii. Moving \$75,000 to a 5 month CD at 3.3% interest with Chase.
 - 1. Dan, Lisa, and Terry will need to go to the bank in person to open a CD account.
 - iv. Motion: Nick, Second: Jim, unanimous approval
- c. Check updates
 - v. New checks are in with HOA board and PO Box on the checks. Old checks have been destroyed.

Action Items: Opening CD account

2. Survey

- a. HOA survey is complete and can be completed online via link or QR code, or on paper.
- b. Lisa is purchasing paper, envelopes, and stamps.

- c. Surveys will be mailed to all residents with self-addressed and paid postage for return to the HOA PO Box.
- d. The survey will also be included in welcome baskets for new residents.
Action Items: Printing, stuffing and mailing surveys. Survey results will be organized in google drive.

3. Gmail and G Drive Updates

- a. All board members now have access to the HOA Gmail and google drive.
- b. Lisa has been organizing the G drive. Vendors, username and passwords are all organized for future board members ease of use.
- c. If any member responds to email, sign off "Innisbrooke HOA board" and board member initials.
- d. **Action Items:** Lisa will continue to organize the G drive. Thank you Lisa!

4. Website

- a. Terry shared the log in for Go Daddy. Kate Curtis will log in and add meeting minutes.
- b. Quarterly financials will be posted to the website beginning with Quarter 3 (September).
- c. Katie Maheshwari has volunteered to revamp the website.
- d. **Action Items:** Minutes and quarterly financials will be posted to the website. Website will be revamped to be more user friendly and house needed information for residents.

5. Dues

- a. Dues will be separated by HOA dues and lake fees.
 - vi. 2026 HOA dues are not being raised and will stay at \$460
 - vii. Lake fees are TBD. Lisa is contacting Lake Treatment Provider to determine cost per lake and increase in 2026 fees (6%) to determine lake fees.
- b. Dues Change: Motion: Nick, Second: Lisa, unanimous approval
- c. **Action Item:** Lisa to follow up with Lake Treatment Provider.

6. Decoration and Clean Up

- a. Thank you to Martha Von Bank and Dee Mason for decorating the entrance and cleaning up the gazebo and common space!

7. Spillway

- a. A dam was built up under the bridge near the spillway - no water was moving between the two ponds. Thank you to Jim Mason for beginning the clean up and moving rocks.
- b. Nick will be organizing volunteers to move rocks and clear out the spillway. Lisa offered a trail camera if it would be helpful to have in that area.

- c. **Action Item:** Clearing out the spillway.

8. Entrance Trees

- a. A few more neighbors have expressed concern about the entrance after the removal of the trees.
- b. The board worked with two arborists who recommended trees be planted in March/Early April. Surveys will allow homeowners to share their opinions and concerns. That feedback will be taken into account when a decision is made in the spring.
- c. **Action Item:** Organize survey results, decisions to be made in the early spring.

9. Meeting Space

- a. Zach is working on application for meetings to be held at Center Grove Middle School North. Jim secured New Hope Church as a back up location for the annual meeting.

10. Service Contracts

- a. Board consensus to continue contract with Allen Irrigation. There is no price increase from 2025 to 2026 contract.
- b. A Cut Above contract is up in December. Dan and Nick will be gathering quotes from other providers. The current contract will also be evaluated for any needed changes.
- c. **Action Item:** At least three quotes will be gathered and contract confirmed at December HOA meeting.

11. Roads/Sidewalks

- a. Dan notified the County of a crack between the bridge and road near his home. The county assessed and reported no action necessary at this point. The county will monitor and evaluate again in the spring.

12. Lighting

- a. The front lights at the Fairview entrance have been reset and are working again.
- b. A street light on Innisbrooke Avenue is out.
- c. **Action Item:** Dan will contact the electric company to notify and ask about re-labeling the light posts.

13. Lawyer

- a. The board is looking into finding a lawyer to have on retainer. Dan and other board members will be looking for recommendations with the goal of hiring a lawyer in 2026.

Next meeting

HOA Board will be meeting December 9, 2025 at 7:00 pm

Action Items

Action Item	Description	Board Member	Due Date (if applicable)	Resolution	Date
Open CD Account	Dan, Terry and Lisa to open CD account at Chase.	Dan, Terry, Lisa			
Survey Distribution	Lisa will purchase supplies. Volunteers will stuff envelopes and mail out to residents.	Nick, Jim, Lisa, Kate			
Google Organization	Lisa will continue to organize G drive.	Lisa	ongoing		
Website	Minutes and financials to be posted to the website.	Kate			
Lake Fee TBD	Lisa following up with Lake provider to estimate fee cost.	Lisa			
Spillway Clean Up	Spillway Clean up and rocks moved.	Nick, Zack			
Entrance Trees	Gather info from survey and decide by early spring.				
Service Contract	Lawn service TBD at December board meeting.	Dan, Nick, Zack			
Lighting	Light out on Innisbrooke Ave. Dan following up with Electric Comp.	Dan			