

Innisbrooke Homeowner's Association Board Meeting

Date: January 20, 2026

Time: 6:30 pm

In attendance

| | |
|---------------|----------------|
| Dan Stewart | President |
| Zack McWhirt | Vice President |
| Lisa Soeurt | Treasurer |
| Kate Curtis | Secretary |
| Terry Johnson | Board Member |
| Jim Mason | Board Member |
| Nick Von Bank | Board Member |

Approval of minutes

1. Mailing for Annual Meeting

- a. The mailing will be sent out on 2/3/26 and finalized at the 2/2/26 board meeting.
- b. Mailing will include:
 - i. A ballot for candidates with directions to turn in ballots at the annual meeting. Ballots will be labeled for each home. There is one ballot per household. Ballots can be turned in by proxy at the meeting. Directions to be included. Ballots will also include biographies for members running.
 - ii. The 2026 budget to be approved at the annual meeting.

2. Pond Update

- a. Zack has reached out multiple times to the County Commissioners with no response. Jim will be going to their office in person.

3. Discussion of By Law Violations

- a. The board discussed street parking and by laws. Cars cannot be left on the street for more than 48 hours at a time.
- b. Parking on the street has been a concern from residents and will be addressed at the annual meeting.

4. Lighting

- a. JCREMC told Lisa the light would be fixed by Friday 1/24.

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5. Budget

- a. As of 1/19/26
 - i. Checkings - \$42,331.50
 - ii. Savings - \$78,570.01
- b. Dues are staying the same. Lake fees have been assessed and will be charged separately. Updates can be shared after the budget is approved.

6. Discussion of Nomination of Board Members

- a. 11 responded as interested in learning more about becoming an HOA member. So far two residents not on the board have expressed interest.
- b. Ballots to be confirmed by 2/3/25 for annual meeting on 3/3/25.

7. Future Meetings

- a. 2/3/26 - Ballot and Agenda for meeting to be finalized and responsibilities divided.
- b. 3/3/26 - Annual Meeting

Next meeting

HOA Board will be meeting 2/3/26 at 7:00 pm

Action Items

| Action Item | Description | Board Member | Due Date | Resolution | Date |
|-----------------------|--|--------------|----------|------------|------|
| Pond Follow Up | Zack will reach out to the County Commissioners about the lake and next steps. | Jim | | | |
| Board Member Interest | Kate will reach out to those who expressed interest in a board position. Members will be given a date to respond by so the ballot will be finalized by 2/3/26. | Kate | | | |