

Innisbrook Homeowner's Association Board Meeting

Date

December 9, 2025

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. Lawncare Bids

- a. Notices were sent to six companies for quotes, five responded. Quote asked for 28 cuts starting 4/1/26 and the price per quote, lawn maintenance (weed control and rip rap area under the bridge sprayed for weed control), bed maintenance, landscaping, fertilization weed control, shrub trimming, aeration, overseeding.
- b. HOA is keeping service with A Cut Above Lawn Care which will be a savings of \$3600.
- c. Motion by Nick, second by Lisa and unanimous vote.

2. Survey Results

- a. 56 households have responded so far.
- b. Common concerns: Parking on the street, sidewalk maintenance, pond treatment and water levels.

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. Snow plowing - Some have voiced concerns about snow plowing. The county is responsible for plowing, not the HOA. Details have been communicated to members who asked.

- c. Discussion of exterior upkeep and addressing any needs in the spring.

4. Lighting

- a. JCREMC has been notified of street light being out on Innisbrooke. JCREMC responded that it is on the schedule to be fixed.
- b. Motion censors were added to trees in the lots behind Innisbrooke Court to prevent vandalism near the pond and tree line.

5. Budget

- a. As of 12/9/25 at 10am
 - i. Checkings - \$43,633.71
 - ii. Savings - \$78,570.01
- b. Dues are staying the same. Lake fees have been assessed and will be charged separately.
- c. Discussion took place about future goals and the cost to better plan for funds and how they are spent.

6. Pond north of Crooked Stick Court

- a. Concerns have been raised about the pond north of Crooked Stick Court. Water levels are low - shrinking from 30 feet to 10 feet over several years. Survey responses had multiple concerns from residents about this pond.
- b. Zack will be reaching out to Johnson County Soil and Water Conservation District to discuss the following:
 - i. What is happening with pond levels? How does this affect houses, wild life and downstream effects.
 - ii. What can/can't we do?
 - iii. What should/shouldn't we do?

7. Discussion of Nomination of Board Members

- a. 11 responded as interested in learning more about becoming an HOA member. Kate will reach out in January to those interested to confirm if they want to be placed on the ballot. Members will also be asked to answer questions/provide a short bio for ballots.
- b. Ballots to be confirmed by 2/3/25 for annual meeting on 3/3/25.

8. Future Meetings

- a. 1/20/26 - Meeting to discuss Annual Meeting
- b. 2/3/26 - Ballot and Agenda for meeting to be finalized and responsibilities divided.
- c. 3/3/26 - Annual Meeting

Next meeting

HOA Board will be meeting January 20, 2026 at 7:00 pm

Action Items

Action Item	Description	Board Member	Due Date (if applicable)	Resolution	Date
Pond Follow Up	Zack will reach out to the County Commissioners about the lake and next steps.	Nick			
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			