

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
January 21, 2026

Date: January 21, 2026
Time: 7:02 p.m.
Location: Held at Clubhouse & Virtual

Meeting called to order by Debbie Wagener

Attending In Person: Debbie Wagener, Christina Feindt, Yvonne Myers, Jack Thibodeau, Rick Ball, Jenn Miller, Dave Springer, Jennie Melvin, Brandon Sands

Attending Virtually: Rick Nines, Brendan McGrath

Absent: Joshua Howard, Dan Dillon, Kathryn Lauterbach, Amanda Funk

Approval of the Minutes:

The minutes of the December 2025 meeting were reviewed. **A motion to approve** was made by Brandon S., Jennie M. seconds.

APPROVED

Treasurer Report: *Yvonne reviews as of December 31, 2025*

Capital Reserve Fund:	\$31,423.21
GIIA Checking:	\$5,493.66
Safe Harbor Savings:	\$34,501.30
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$79,418.17
Accts. Receivable:	\$1,550.00
Total Current Assets:	\$80,968.17

Documents were submitted

Financial review:

It is noted that tonight's annual meeting will focus on the proposed budget previously reviewed and approved by the Board.

Motion is made to approve Treasurer's Report by Jack T., Jenn M seconds

APPROVED

COMMITTEE REPORTS:

Clubhouse:

- No additional info on foundation at this time
- Residents with woodchips on playground areas have been asked to clear them by March 1st. Jennie M spoke with them to say we would use them for the walkway in from Pinecrest if not moved. We have delayed delivery of intended woodchips waiting for removal. Rick N. offers to spread chips as needed.

Beach:

- Road repair has had to wait for weather change. Price is still locked in at \$5k.
- Jenn has asked for a week's notice when they are prepared to work. One day will see removal of old materials, filled in on the next day. Guaranty of safety steps taken throughout.

Piers:

- Topic of A Pier electrical work. A bid was submitted by Josh. Some discussion, but cost seems high, no breakdown of labor and materials, and where are other current bids to compare?
- We should return to this topic with all needed data.
- Ice eaters need to be installed prior to serious weather. 4 working, 1 non-working. May need to add more. 2 placed at each pier for now. Mike, Brendan and Jennie offer to install on Friday.

Roads & Paths:

- Do we have snowplowing lined up for non-county roads? A resident has offered on Facebook pg

Capital Planning:

- No meeting today, Josh absent.
- Return to reserve study information. Review of current quote of \$2,200. Discussion of others, they all seem higher.
- **Jack T. makes a motion** to approve using qualified agent Craig Smith with Criterium Engineers with a guarantee that total cost is under \$3,000. Jennie seconds the motion. A brief discussion is held noting that this is now required by state law. Also noted this will help overall capital planning and cost forecasting. **A vote on the motion is held.** **Approved**

OLD BUSINESS:

- The Board discusses forming a committee to explore the HOA covenant issues and search for solutions. Dave S. has documents with new ideas; we should ask an attorney for guidelines, gather materials and discuss further next month.
- Beach Gate Cards:
Changing cards for the \$25 annual fee approved at the October GIIA meeting requires procedures. Either start over with initial card costs, OR residents bring old cards, submit application and annual fee payment. Discussion of hosting an annual exchange along with boat ramp keys, maybe a March 15 rollover. Board will review costs and discuss this matter further.

NEW BUSINESS:**Clubhouse Bathroom #2**

A suggestion of a handicapped bathroom module is offered by a resident. Estimated at \$2,500 to install at a location to be determined. Self-contained, portable, serviceable. The issue will be explored further. Dave Springer offers datasheet for Satellite Liberty Portable Restroom. Height-87", Width-62", Depth-62", weight-250 lbs. [Link is here](#)

Digital Payment for fees:

Christina brings up the topic and is working on creating an immediate option using Venmo Biz. Need info from the Treasurer. And, will require an estimated \$10 fee for each HOA payment. Also looking at options online and Zelle. Need to check if our bank uses this tech.

Upcoming Events:

Glen Isle Happy Hour offered at clubhouse, Friday, Jan. 23, 6-8 pm.
Chili Cook-Off at clubhouse, Sunday, Feb. 15, 3-5 pm

A motion to adjourn the meeting is made by Jack T., Rick N. seconds

APPROVED

Adjourned at 8:02 pm

Submitted by Christina Feindt, GIIA Recording Secretary