

Glen Isle Improvement Association, Inc.
Board of Directors Meeting Minutes
June 17, 2026

Date: June 17, 2026

Time: 7:04 p.m.

Location: Held at Clubhouse & Virtual

Meeting called to order by Debbie Wagener

Attending In Person: Debbie Wagener, Christina Feindt, Jack Thibodeau, Kathryn Lauterbach, Brendan McGrath, Joshua Howard, Yvonne Myers, Rick Ball, Dan Dillon, Rick Nines

Attending Virtually: Jenn Miller, Amanda Funk

Absent: Jennie Melvin, Brandon Sands, Dave Springer

Approval of the Minutes:

The minutes of the May 2026 meeting were reviewed. **A motion to approve** as amended was made by Dan D., Kathryn L. seconds.

APPROVED

Treasurer Report: *Yvonne reviews as of May 31, 2026*

Capital Reserve Fund:	\$31,429.71
GIIA Checking:	\$52,846.10
Safe Harbor Savings:	\$34,508.44
Boat Lift Escrow:	\$8,000.00
Total Checking/Savings:	\$126,764.25
Accts. Receivable:	\$9,435.00
Total Current Assets:	\$136,219.25

Documents were submitted

Financial review:

Expenses for May were reviewed. Trash fees have increased, boat fees are still coming in, some general review and questions are answered. Covenant totals so far are \$52K in, with 94 paid..

Motion is made to approve Treasurer's Report by Rick B., Brendan M. seconds

APPROVED

COMMITTEE REPORTS:

Clubhouse:

- Screen repair on the north side porch is still to come
- Window estimates still to come; one we got seemed large. Jenn and Jack will each call for a bid.

Beach:

- **Beach Gate** - Debbie reviews status.
 - She has sent info to be programmed on current keyholders.
 - We will order 250 new fobs to begin the changeover.
 - Hoping to have an online database to administer and track.
 - The cost is \$20 to replace if old card has been lost.
 - We will send an email or flyer out to residents with the change date for pick-up. Date unknown.

- **Boat Gate** - Question about getting a new locking system for the launch gate. Some discussion is held about a possible magnetic control. We will look for systems separate from beach gate tech.
A recent ramp key exchange was held during the Ice Cream Social in early June.
- **Swim Nets** - Amanda has asked around to locate a vendor for nets and it's proving difficult.
Pending some replies now. Epping Forest, Selby
- **Beach Grills** - Yvonne did approach the HS about helping to weld repairs, no on-site work.
Debbie suggests a piece of metal, Rick also working on ideas.
- **Swim platform** - Returned to safer areas, but needs attachment plan.
Rick and Brendan will search for an anchor. Suggestion made of drilling a hole to tie it up.

Piers:

- Cost updates for A Pier electrical work not ready yet.
Board reviews prior bid amounts and history from January, around \$30K is expected.
Scope of work can be changed. New lights, all new outlets, new wire, etc. is needed
A work panel of board members will regroup and rebid the whole thing.

Roads & Paths: Nothing to report

Playground:

- Woodchips are pending delivery and access has improved with just a bit more clean-up required.

Nominating:

- Ballot names are needed for August mailing. Some have been recruiting volunteers.
Committee volunteers so far: Jenn M., Amanda F., Christina F.

OLD BUSINESS:

Reserve Study for Capital Improvement Planning:

Results of the Reserve Study were distributed by email to board members for review.

These amounts will dictate action moving forward.

The Capital Planning Committee needs to project and prioritize using the data.

Need to schedule a meeting of this group. July 2 at 7pm tentative date

Bacterial Water Sampling:

Brief review of results after 3 weeks. Questions about testing location are answered.

Annexation, Rule Changes & By-Law Amendments:

- A discussion was held to continue topics from the May GIIA meeting about procedures and policies governing rule changes, and specific language edits to what constitutes a majority for future voting regarding a possible annexation of area homes and other matters.
- It is noted that the idea of any annexation must be thoroughly reviewed, presented to both lawyers and residents openly, and explored with care and caution. Articles of Incorporation are also of impact on all changes made. Debbie will look into procedure rec's.

- Rule changes are considered lesser issues than by-laws. We may draft language for a rule change regarding the May board decision on 6 months as a minimum rental term to qualify for Associate Membership IF this does not contradict by-laws.

Directory:

The digital directory is 90% complete and is shared.

Questions to clarify using a master version to integrate all organizational data (property owners/mailling list, residents, renters, beach card holders, boat slips, email distribution list). Also need to create a secure online access system for residents.

We have 161 properties and 172 total listings (including lots)

We are missing 28 total w/renters, with 16 properties having nobody on the email list at all.

It is noted that we have 15 renters included in directory listings, but only have 3-4 currently paid Associate Members. Remainder should not be authorized to use facilities.

NEW BUSINESS:

Misc. Issues:

- Jack T. makes a suggestion that we purchase a Life Vac device for lifesaving. He will offer more information soon.
- Recent events reviewed: Happy Hour, Yard Sale, etc.
- Upcoming events: Ice Cream Social, Ramp Key Exchange, June Happy Hour, July 4th

A motion to adjourn the meeting is made by Rick N., Jack T. seconds
Adjourned at 8:13 pm
Submitted by Christina Feindt, GIIA Recording Secretary

APPROVED