

Petite Lake Highwoods Association Annual Meeting

September 12, 2026

1. Meeting called to order: 9:07am
2. Officers Present: Joe Prindle, Bob Leavitt, Lauren Hart, Sam Terranova, Dakota Schneider, Ryan Ward
3. Officers Absent: Andrea Herron
4. Introduction of new members
 - a. None present
5. Present and Adopt Agenda- Sam Terranova accepts, Denise Carlson seconded, all ayes
6. Read and Approve Minutes from 09/20/2025 Annual Meeting:
 - a. all ayes
7. Election of Officers - Bill Brooks oversaw the election
 - a. President: Joe Prindle nominates Denise Carlson and Jeremy Olson, Jeremy Olson accepts, all ayes
 - b. Vice President: Joe Prindle nominates Ryan Ward, Ryan Ward accepts, all ayes
 - c. Treasurer: Lauren Hart nominates Bob Leavitt, Bob accepts with the condition that it will only be for 1 more year.
 - d. Secretary - Bob Leavitt nominates Denise Carlson, Denise accepts, all ayes.
 - e. Beach Commissioner- Bob Leavitt nominates Andrea Herron (not present) - all ayes
 - f. Park Commissioner - Bob Leavitt nominates Sam Terranova, Sam accepts, all ayes
 - g. Road Commissioner - nominates Dakota Schneider, Dakota accepts, all ayes
8. Public Comments:
 - a. none
9. President's Report:
 - a. Joe Prindle reported that it was a good year with a lot of good times. Made special mention of the memorial bench for Toni Woodmaster that was placed at the main park. He looks forward to future endeavors.
10. Treasurer's Report - Bob Leavitt
 - a. Discussed that the association is short on the projected budget and we need to vote to either increase yearly dues, or pull from the reserve.

- i. Denise Carlson made a suggestion to offer residents with multiple years of update dues an ONE-TIME payment option at a lesser amount than what is owed to try to re-coup some money.
- ii. Sam Terranova proposes that the association moves forward with the proposed budget outlined, with no raise in the dues this year, in the hopes that we can re-coup past due fees for this year, and re-assess for next year.
 - 1. Question from Resident, Brain Jakubowicz: asked if the association thinks there are any large ticket projects that may arise?
 - a. Bob Leavitt explained that he does not think so - Discussed some trees that may need to be trimmed, but otherwise just regular maintenance.
- b. Books were audited by Amy Hagedorn, Nina Whittaker and Bill Brooks and they are all in order
- c. Sam Terranova made mention that the landscaping cost increased due to adding additional clean up jobs, ect. to our usual landscaping since we have a hard time getting volunteers from the neighborhood.
- d. Lauren Hart motions to accept the budget as proposed, Denise Carlson seconded, all ayes.

11. Vote to Accept and Approve new bylaws

- a. Randy Reuter motions to approve updated bylaws - all ayes
 - i. Bill Brooks asked when the new bylaws will go into effect
 - 1. They are effective as of today, September 12, 2026
 - ii. Bob Leavitt will check on the online voting to make sure there are not any "no" votes.

12. New Business

- a. Discussed possibly putting a pavilion down at the main park and showed those in attendance an example of what type of pavilion the association is considering, the associated cost, and possible locations
- b. Jeremy Olson mentioned that last winter he, Sam Terranova and Bill Brooks pulled a lot of downed trees from the island and he would like to do that again this winter.
- c. Randy Reuter asked what Fox Waterway is doing at the south end of the channel
 - i. It appears to be in unison with the project the next neighborhood over has going on.
- d. Neighborhood Party

- i. October 10th from 12-5pm
- ii. Sam Terranova suggested raffling off a wagon and gift cards

13. Old Business

- a. Checking out and becoming a member on the neighborhood Facebook page
- b. Maintain Social Committee
 - i. Bill Brooks asked about another movie night
 - 1. Joe Prindle mentioned doing one around Halloween
- c. Maintaining Welcome Committee
 - i. Jessica volunteered to help and Lauren offered to help as well
 - ii. Sam Terranova mentioned it would be helpful to get their e-mails and phone numbers

14. Adjourn: Bob Leavitt motioned to adjourn, all ayes Adjourned at 9:46am

Notes submitted by Lauren Hart, secretary