

2026 annual meeting minutes

President Josh Geistkemper opened the meeting with a prayer for civility read by Cindy Stueck. Board members present were Tom Stueck, Bret Flickinger, Terry Denner and Gail Scheer. Absent was Kate Hoffman and Tim Plagge.

Meeting minutes from the previous meeting were accepted and voted on to forgo reading them aloud.

Treasure report shows \$220,000 in our checking account as the last CD came out June 1st 2026. The financials showed the increased assets of the association. New CD's will be issued next month by the next board after assessments are collected and budgeting for the year. It will be posted after in the August meeting.

Road report by President Geistkemper was the roads are in good shape and a further discussion should happen after the cost of road sealant drops. We also noted that the Able roads are not the way to go. A repair to be made at the corner of 2nd ave and Timberline. Next time we will be looking for a better finish sealant so we don't have so much loose rock.

Pond committee wants to thank Dillavou/ Schneider's for the excellent new ADA compliant commercial play ground equipment. It's a wonderful addition to a well equipped park. Continued work on the clarity of the pond and aeration system. A hand wash station was donated and there is a portable toilet near the park. The balance as of June 15, 2026 is \$8,262.

A continuation of Alliant Energy and home change over to underground. President Geistkemper stated that Alliant will be in to remove as many poles as possible around July 7th. Currently there are 5 homes not finished and they are working on getting them done. MEDIACOM has no plans to do any underground work this year. We are working with their project managers to speed up this process. After Alliant is done wiring, the poles will go to MEDIACOM. After MEDIACOM is done it's supposed to be their responsibility to remove those poles. Reminder that not ALL residents have gone underground so there will be a certain percentage of poles left. The discussion following was to ensure that the poles are removed and who's responsible? Board member Denner stated that the board is working directly with the project managers of both companies and they need time to get their work done first. Shauna Barton proposed having an attorney draft a letter or opinion to send to Alliant. Cindy Miller produced a document stating Alliant's responsibility for those poles as forever successor. The document wasn't produced to the board for review. Cindy Miller seconded the motion overriding the board and held a floor vote for the board to seek an attorney opinion. The floor vote passed.

The trail cams were put on hold as it would take someone to monitor the system. Further research should be done.

The secretary and treasurer positions are not currently on the board as they were to work at the pleasure of the board. With the addition of PayHOA there is little work for the treasurer and secretary. Most of the banking and transactions are auto payments. This replaced an aging outdated Quickbooks system. The meeting notes and mailings are also done with PayHOA. The secretary's role is reduced and can be incorporated into the board. Using current AI for communication and meeting recording is the trend we are working towards. The following discussion was should those positions be on the board and be able to vote as a board member. They would then be covered with board of directors insurance. Esmann island HOA doesn't require a fiduciary bond for the treasurer or secretary because of cost and having to maintain a yearly credit history update. Most organizations operate with the treasurer and secretary on the board. In our organization it's hard enough to maintain 7 members without getting a couple more members to volunteer. Most members agree to the move and several have seen it either way. Cindy Miller made an floor vote over the elected board to maintain the status quo and keep a separate secretary and treasurer. That vote passed and Dave Wagner volunteered to be treasurer with Niki Lynch being secretary.

We thank Josh Geistkemper for his service as he is stepping down next month. Bret Flickinger , Gail Scheer and Katie Hoffman's terms are done and we thank them also. Cindy Miller stated the we have always had ballots sent for candidates. Since no candidates were submitted by the mailing there were no ballots sent. As recently as 2024 there was a couple board seats filled by nominations from the floor. Since there were 4 board openings and only 3 candidates, Mark Tarpy made a floor motion to accept the 3 candidates and they were unanimously voted for by flood vote and not ballots. Gail Scheer then offered to stay on the board filling the 4th position. We thank you brave soles for serving your membership. New on the board are Tony Reyerson, Jeff Brown and Shauna Koppenhaver.

The possibility of videos of the meetings could be made available was suggested. PayHOA has a limited amount of space for videos, but we will look for an outlet to post these videos. A transcript will be on PayHOA.

Boat storage opening was filled by Tom Lynch after he stepped down in April. Sometimes when you love a job you just can't leave.

Building by-laws need to be followed especially new construction is to be single family dwellings. The building committee has been filled by Jeff Brown, Tom Nagel and Doc. We will post their contact on PayHOA.

PayHOA was presented by Doug Hintzman as administrator. PayHOA replaces Quickbooks accounting and our mailing of annual notices. You can still get your annual mailing if you want it that way. Everyone that lives here can access PayHOA for the Esmann Island association only. If you haven't received an email invite please contact Doug or a board member. This system allows the board to communicate with its members easier. All meeting minutes will be posted there. All Esmann documents, building codes, calendar, message board and online assessment payments can be paid there. It uses a secure payment method that can be credit card or direct bank to bank payment. We will expand this system as we go. Only board members will have full access to the data.

In the open session, there was a question on the mowing. There wasn't any question that the mowing job is fine. If you read the September 2025 meeting minutes you will see that Dale Hoffman quit mowing for the association. Dale exchanged words with a board member quitting his job of mowing and prompted the need to replace Dale. A couple of people were asked to possibly mow if they wanted to submit a bid. No bids were offered. A couple days after Dale quit Tim and Kate Hoffman reassured the board that they were going to continue mowing. So the subject should have been over as the board never put mowing out for bids. President Geistkemper was made aware of Dale quitting and bids can be collected without a quorum. This conversation initiated by Cindy Miller was a moot point. Understand that there is NO current contract for the mowing, but the Hoffman's have continued to mow. President Geistkemper pointed out that this hasn't been rebid since 2019 and maybe should be addressed. The fiduciary responsibility of the board requires at least 3 bids if possible and voted on by the board.

No other new business or discussion was presented.

Motion to adjourn was passed.

The complete video can be seen at: [2026 Annual Meeting.mp4](#)

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