

Lantern Ridge HOA, Annual Meeting

Meeting Minutes

February 7th, 2026 (10:15AM Powdersville Library Cely Meeting Room)

Current BOD – Bobby Lanier (Pres), Matt Wiggs (Sec/Treas)

- **Meeting called to order** – Quorum was present
- Reintroduced Board of Directors
- **Roll Call** – Signup sheet and proxies, see Attachments. Please note that not everyone present signed in.
- **Meeting Notice** – Meeting notices and proxy form were emailed out through HOA express website on December 5, 2025, satisfying the requirement for between 10-45 day notice required for a valid meeting.

Report from BOD

- **New Business**
 - Detention Pond Maintenance discussed
 - Several Options for the continued maintenance of the Detention pond were put forward and homeowners unanimously voted on one cut per year without altering the Pond surface so that no engineering approval would be needed. At an approximate cost of \$2650 per cut.
 - 27 Firelight Ln membership issue discussed.
 - Present homeowners unanimously voted on doing nothing for now, and approaching new homeowners after closing if they do not voluntarily join at closing.
- **Election of new Vice President**
 - Colin Wiles voted in at VP by majority vote, for the full 2 year term.
 - Discussions were had regarding extending the President and Sec/Treas terms to a 3rd year to sync up the term, but no decision or vote was had.
- **2026 Budget-** discussed and unanimously approved. See Attachment.

- The current FB page administrator, Erica Frost, is moving out of the neighborhood. Eric Fenimore will take over administration of the page in her place.

Meeting Adjourned

2026 LANTERN RIDGE HOA MEETING SIGN IN SHEET

NAME

ADDRESS

Betsy & Lawrence Mudge 23 Firelight
Eric Fenimore 8 FL

RUSSELL DOBIZINS 125 LANTERN RIDGE

LAURA + Tony Acevedo 19 Firelight Ln,

Bryan Godwin 130 Lantern Ridge Dr

BOBBY LANIER 128 LANTERN RIDGE DR

David Schaefer 114 Lantern Ridge Dr

Lizette Beresch 101 Spentore Ridge

LANTERN RIDGE
HOA PROXY FORM

I, David & Cathy Swaynghame the undersigned appoint as my representative.

Bobby Lanier

To vote on my behalf at the 2026 Lantern Ridge HOA Meeting, February 7, 2026

Signed this day 3rd of Feb., 2026

Cathy Swaynghame
Print

Cathy Swaynghame
Signature

LANTERN RIDGE
HOA PROXY FORM

I, Bobby JAMES the undersigned appoint as my representative.

MATT WIGGS

To vote on my behalf at the 2026 Lantern Ridge HOA Meeting, February 7, 2026

Signed this day 15, Jan. 2026

Bobby JAMES
Print

[Signature]
Signature

LANTERN RIDGE
HOA PROXY FORM

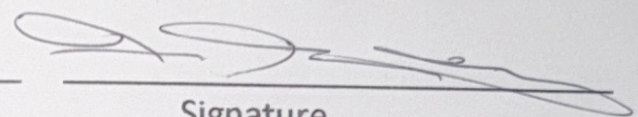
I, F. SCOTT FREY the undersigned appoint as my representative.

BOBBY LANIER

To vote on my behalf at the 2026 Lantern Ridge HOA Meeting, February 7, 2026

Signed this day JANUARY 26, 2026

F. SCOTT FREY
Print


Signature

117 LANTERN RIDGE DR.

LANTERN RIDGE
HOA PROXY FORM

I, Johnny Soseber the undersigned appoint as my representative.

Bobby Lavin

To vote on my behalf at the 2026 Lantern Ridge HOA Meeting, February 7, 2026

Signed this day 1/30/24

Johnny Soseber
Print

[Signature]
Signature

YE2026 Budget Summary	
	2026 Projected
Monthly Recurring (landscaping, gas, water, power)	\$10,500.00
Annual Recurring (PO Box, Insurance, Taxes, Website)	\$6,493.14
1 Time Fees (Pond, Street Sign, Zoom)	
Annual Income - (50 Lots * \$350) - 3 officers (2 for 2025)	\$16,450.00
Annual Expenses	-\$16,993.14
Annual Gain/(Loss)	-\$543.14
Cost Per Duepayer	\$361.56
YE Balance	\$10,726.24

From YE2025 Budget Summary (Last Year)	
2025 Actual	2025 Projected
\$10,147.90	\$9,800.00
\$1,604.14	\$2,300.00
\$1,512.51	\$1,500.00
\$14,400.00	\$14,400.00
-\$13,264.55	-\$13,600.00
\$1,135.45	\$800.00
\$276.34	\$283.33

Approved budget upper limit (Budget + 7%)	\$18,182.66	Requires Vote and Approval
Contingency Dollar Value (7%)	\$1,189.52	