

KEARNEY GLEN

Homeowners Association, Inc.



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3rd Quarter Board of Directors Meeting

Thursday, October 9th 2025 @ 6:00 PM

Kearney Glen Park

Board Members Present: Kari Widlowski, Carol Ceragioli, Valerie Veldman

1. CALL TO ORDER: 6:00 PM by Kari Widlowski

2. APPROVAL OF PREVIOUS MEETING MINUTES:

Previous meeting minutes were read by Valerie Veldman and approved with no additional comments. Motion to approve made; passed.

3. FINANCIAL REPORT:

Carol Ceragioli reviewed the financial report. As of October 9th, 2025:

Checking Account Balance: TBD

Money Market (Reserve) Account: TBD

4. LANDSCAPING:

Landscaping bids were reviewed at this time. Edgebrook was hired to finish out the 2025 landscaping season. The HOA is currently accepting landscaping bids for the 2026 season.

5. OLD BUSINESS:

The new board members were confirmed as follows:

- Kari Widlowski – President
- Carol Ceragioli – Treasurer

The board discussed the possibility of hiring a property management company to assist with financial management and invoicing moving forward. After discussion, it was determined that the HOA will likely not pursue this option at this time.

6. NEW BUSINESS:

Budget: The board is currently finalizing the budget for the 2026 year. There will likely be an increase in the budget due to rising costs associated with landscaping services and necessary treatments.

7. QUESTIONS / OPEN FORUM:

No questions were raised during open forum.

8. ADJOURNMENT:

Meeting was adjourned.