

1. **Please notify homeowners in areas where fiber option work is finished that they please pull all the colored marking flags along their roadway property. There are thousands of marking flags still out in areas where work has been completed.**

Unfortunately the Spectrum contractor failed to remove the plethora of flags that are dotting our roadways. Homeowner assistance in plucking and disposing of these eyesores will be greatly appreciated.

2. **We are new owners and first time in TH. Learning a ton. Thank you Innsbrook staff for doing all the work that we don't always see. Questions on governance: how are Board of Trustees selected for IOC, IOA/ICOA? Are all trustees paid or volunteer (IOA/ICOA sound like volunteers)? Is there any independent trustee who can provide outsider view in any of the boards? Thanks!**

Welcome to Innsbrook! We're glad to have you here. Regarding your questions on governance:

- **Board of Trustees Selection:** Trustees are elected in accordance with the governing documents of each respective entity (IOA, ICOA).
- **Volunteer Status:** Trustees serve on a volunteer basis and are not compensated.
- **Independent Representation:** While there are no formally designated "independent" trustees, all owners are encouraged to provide input and participate in community discussions. Your feedback is valued and appreciated.

3. **Why is the Lucern bridge replacement a low priority? It's been washed out for 4 years, which directs and concentrates all traffic to Scheffborg lake circle.**

The replacement of the Lake Lucern bridge is currently a lower priority due to budget constraints and relative traffic needs. There are four bridges in need of replacement, with three (W. Wanderfern Circle, E. Wanderfern Circle, and E. Innsbrook Circle Drive) experiencing significantly higher traffic and posing greater safety risks. Engineering plans are underway for all locations, and the total projected investment for these bridge projects is approximately \$1-1.5 million.

4. **Where does the revenue go that is collected at the Commons, such as the equipment rental and food service, fees for room rental and classer?**

All income generated at the Commons—such as from room usage and class fees—goes to the homeowners association. Additionally, Sugarfire Smokehouse and Innsbrook Corporation (the Summerhaus Bar) pay a lease to the homeowners association for their use of the Commons.

5. **Am I correct, is the Commons is 100% owned by the property owners?**

Yes, the Commons is 100% owned by Innsbrook property owners.

6. **Can we get The Explorer at the Tyrolean Way Dr gate or in the mail box building?**

We will work on ensuring *The Explorer* is available at the Tyrolean Way Drive gate.

7. I guess this question is for Chase... we have over 12 full time permanent residents in the Tyrol Region now. Speeding is still rampant over here. It would be VERY helpful to have more speed limit signs, and our solar traffic monitor machine has no speed limit sign on it. For those of us who regularly walk Tyrolean Way, it would be great to see better enforcement of the "relax and drive 23 mph" here - thank you!

We recognize the concern regarding speeding on Tyrolean Way. We will explore the possibility of adding more speed limit signage and will evaluate the placement of a speed bump to help reinforce safe driving practices in the area.

8. Are the restaurant and Market profitable?

No homeowners' assessment funds are used to support the Market or Innsbrook restaurants. These amenities are subsidized by Innsbrook Corporation. The Clubhouse, while not profitable, is maintained as an amenity by Innsbrook Corporation.

9. It would be wonderful if the market could have more food items, seems they are always out of sandwiches, pizzas, other items for meals. Esp on Mon and Tues when nothing else is really open or available.

Thank you so much for sharing your experience at the Market Café & Creamery. We're always looking for ways to improve, and comments like yours help guide our efforts. We understand it can be disappointing to find limited options, especially early in the week. We're actively reviewing our stocking and prep schedules to better meet the demand throughout the week. Your input is incredibly helpful as we work to ensure the Market is a dependable option, 7-days a week.

During busy lunch hours, we rely on the hotbox for quick grab-and-go items, but it may be helpful to know when those items are limited- most of our menu can still be made to order. Our baristas and café team are always happy to help.

We're grateful for your input and we look forward to serving you again soon!

10. Is the Director of Marketing an Inns brook IBK or IOC employee?

All staff are employees of Innsbrook Corporation. The homeowners association (HOA) has no direct employees; however, the HOA reimburses Innsbrook Corp for any staff time dedicated to HOA duties.

- **Director of Marketing:** This role is staffed by an Innsbrook employee, with time allocated to HOA-related tasks as needed.

11. How does all this marketing benefit the homeowners themselves? As well as the Aspen Center wedding events? It seems the amenities, such as the pools, cannot accommodate the guests that are there now, so why bring in more?

Innsbrook's marketing efforts—including those for wedding events at the Aspen Center—contribute to long-term community value. With over five decades of growth, these efforts have supported increased property values and a well-maintained community. We continue to balance guest experiences with resident needs, including assessing amenity capacities.

**12. Why can ALL the available rentals not go directly through and IBK managed AirBnB or VRBO account?**

Innsbrook Corporation does not manage any rental properties. Vacation Management Solutions oversees 131 vacation rental properties and coordinates with the Innsbrook Corporation for weddings, conferences, and group events to manage accommodations.

**13. What percent of lakefront properties are rentals? Is there a list of rentals organized by lake?**

Approximately 11–12% of all properties at Innsbrook are used as vacation rentals. The Village of Innsbrook maintains a list of rental properties, including those on the lakefront.