

# WOII HOA Board Meeting Minutes

## April 17, 2023

### 7PM

- I. Call to Order: Meeting called to order by Jason Greenwell at 7:05pm
    - a. Board Members present: Jason Greenwell, Shawn Otto, Katie Unruh, John Rice, Nikki Hollis, Drew Scovanner, Martyna Warren, Nikki Greenwell, and Jason Lewis
      - i. Absent: Scott Koukola, Jennifer Lawrence, Mellanie Hunter
  - II. Approval of Minutes – March 13, 2023
    - a. Minutes were presented by John Rice
    - b. Drew Scovanner motioned to approve the minutes, Katie Unruh second
    - c. Minutes approved unanimously
  - III. Treasurer’s Report – Nikki Hollis
    - a. Nikki H. presented the checking account balances
      - i. Total current assets are \$96,846.60
      - ii. Accounts receivable is under \$600
      - iii. There were some unknown expenses from the dues and liens
      - iv. 2023 Budget VS Actual was also presented
    - b. We are currently at 76.4% of budget for the year, which is where we should be for the time of the year
      - i. Jason Greenwell estimated we have 10 weeks left to make it to the new fiscal year
- Expansion Project:
- a. Townhalls have been scheduled
    - a. Flyers have been distributed throughout the neighborhood in newspaper slots
    - b. Postcards have been ordered by Mellanie and will be sent out in mail next week
  - b. Update from Bank
    - a. Jason provided update from bank around the requirements of the bank for the project regarding financing and steps to secure funding
    - b. No liens will be put on neighborhood property
  - c. Voting packet
    - a. Contents
      - i. Ballot
      - ii. Rendering of project
      - iii. Construction plans
      - iv. Timeline
    - b. Ballot structure
      - i. Yes or No or Options? Decided to keep the vote to yes or no for expansion project
  - d. Townhall Materials

- a. Renderings, handouts, ballot process, FAQ
- b. Jason reviewed the requirements for quorum and 2/3<sup>rd</sup> vote minimum
- c. Jason will ask Mellanie to work on some flyers and having some items enlarged for the meetings
- d. John will work on putting townhall presentations together

Current Projects:

- I. C&R Restrictions
    - a. Jason Lewis said there are a number of weeds growing throughout the neighborhood
    - b. No further complaints have been mentioned
  - II. Facilities Update
    - a. Adding new camera for security as we have had some items come up missing in the workout room
  - III. Pool Update
    - a. Plumber came and started the process of opening pool
    - b. Poolman is coming next few weeks to get pool ready, health dept inspection on 5/24
  - IV. Outstanding Dues
    - a. Nikki H. presented that we have 6 homes with outstanding dues, 3 people have paid in full, 1 is in bankruptcy and 1 is paying installments
    - b. Liens have been filed on all outstanding accounts
  - V. Committee Updates:
    - a. No committee updates were presented at this meeting
- Meeting was Adjourned at 8:12pm, motion by Jason Lewis, second by Katie U.