



1. Call to Order – John Rice @ 7:03 p.m. EST
2. Roll Call of board members and residents
  - a. Board members present: John Rice, Shawn Otto, Nikki Hollis, Martyna Warren, Mellanie Hunter, Jason Lewis, Ann Brown, Mike Smith, Drew Scovanner, Nikki Greenwell, Katie Unruh
  - b. Board members absent: Ashely Suddeth
  - c. Residents: Bill Moser
  - d. Guest: Paul Coffman, AT & T
3. Approval of October Meeting Minutes (please read prior to meeting)
  - a. Motion to approve minutes carried
    - i. 1<sup>st</sup>: Mike Smith
    - ii. 2<sup>nd</sup>: Mellanie “MJ” Hunter
4. AT & T Fiber Discussion – Paul Coffman, Outside Plant Design Engineer and Hawthorn Glen Resident
  - a. Free internet at Clubhouse
  - b. Provide fiber throughout neighborhood without cost to HOA with signed agreement
  - c. Hawthorn Glen just completed this in their neighborhood. Sixty homeowners out of 300 plus have signed agreements
  - d. Agreement – offers residents another option. Newest sections of WOII already has it. Door fee is from \$20-100/lot. Depends on finances of neighborhood. Other AT & T Teams handle this and were not present to handle specifics on this question about door fee.
  - e. What is the new section considered? Pleasant Run, Whispering Way, and Dale cul de sac
  - f. What ownership does AT & T for damage to homeowner lawns as a result of install? There is a project manager through Connected Communities, who would be the point of contact during construction.
  - g. How was construction in Hawthorn Glen? When placement was complete, AT & T knocked on every door to address restoration concerns. Most concerns are from directional boring and manual stich boring around about a 30 X 30 space within public utility easement and road right of way.
  - h. Data rate? Up to 1G initially. 2 and 5 gig services can be obtained.
  - i. Pricing? Subject to change. As of now, \$55/month for 50mb and \$80 for 1G and so on. Owners are able to pay for two circuits vs. one, if desired.
  - j. Money comes to Board upon completion of project. Completion takes around 6-7 months.
  - k. Hawthorn Glen had an open ballet vote in order to gauge interest.
  - l. Danbury Oaks Board made the decision vs. doing a vote.
  - m. What would next steps be? Board needs to respond to email showing our interest and they would gather financials. This would help us learn door fees and inform best next steps to engage the community. End goal would be every address in WOII has the option to connect to AT & T fiber, if we move forward.
5. Treasurer’s Update – Nikki Hollis

- a. P&L Report - \$138,035.14; AR \$11,050.61; savings \$77,504.82
  - b. Budget Report - 52.3% of budget spent
  - c. Dues Update
    - i. Number of homes with outstanding dues - 14
6. Director Updates
- a. ACC – Jason Lewis – no new reports
  - b. C&R – Mike Smith
    - i. Violations update – Lawns are in good shape. We will post a reminder about trash cans again and a reminder that yard signs cannot be in the yard for longer than 7 days, per the covenants.
    - ii. We will coordinate with City of Jeffersonville to help with habitual parking offenders where a car stays there for 3 or more consecutive days.
    - iii. Bill Moser shared concern about more houses being rented vs. sold. How do we make sure the renters are aware of the covenants?
  - c. Communications – Mellanie “MJ” Hunter – no new reports
  - d. Events – Martyna Warren and Ashley Suddeth
    - i. Upcoming Events: Donuts with Santa – 12/2 9 a.m.-12 p.m.
      - 1 Doors open at 8:30
      - 2 Santa arrives at 9:00; Adults, please sign-up for a time for your little to visit with Santa
      - 3 Volunteers are needed – sign up genius will be posted on Facebook and via email
  - e. Facilities – Katie Unruh and Ashley Suddeth
    - i. Holiday decorating scheduled Sunday, 11/26 at noon
    - ii. Keycard audit is in progress.
  - f. Pool – Shawn Otto
    - i. Timer on pool needs to be replaced in the Spring
    - ii. We need to order one 20 X 20 tarp
7. Current Projects
- a. Entrance – Nikki Greenwell
    - i. Current work completed
      - 1 New conduit for water placed under the road – Nov. 14
    - ii. Estimated dates for additional work
      - 1 Irrigation – complete by Nov. 27
      - 2 Landscaping – complete by Dec. 4; planters will be ordered and installed in Summer
      - 3 Curbing – after landscaping is installed
8. Open Discussion
- a. Request from resident, Ferisa Graham, to set-up book drive donation box in the Clubhouse to support foundation in honor of son who passed away last year.
    - i. The Board supports this. We will follow-up to learn when this would start and end and include this in the newsletter.

- b. Do we want to provide a master address list to AT & T in order to obtain an estimate for the door fee? Board supports this as this does not require people to get service. We can share what we learn with the residents.
- c. Whispering Oaks I – We could open the option to invite up to 10 households to use our pool, workout room and Clubhouse for \$500 households per year. We currently have two WO I households paying usage fees. Annual renewal is not guaranteed. Board will continue to discuss

9. Adjourn at 8:29

- a. 1<sup>st</sup>: Mike Smith
- b. 2<sup>nd</sup>: Mellanie “MJ” Hunter