



2024 WOII HOA Annual Meeting



Whispering Oaks II
HOA • POOL • RECREATION CENTER

Meeting Agenda



WOII HOA
Annual Meeting Agenda
Saturday, June 14, 2025
10am

- | | |
|--|--------------------|
| 1. Call to Order | President |
| 2. Determination of Quorum | President |
| 3. Reading of 2024 Annual Meeting Minutes | Secretary |
| a. Motion to approve (cast vote on ballot) | |
| 4. 2024-2025 Treasurer's Report | Treasurer |
| 5. Presentation of 2025-2026 Budget | Treasurer |
| a. Motion to approve (cast vote on ballot) | |
| 6. Discussion to explore amending C&R's | President |
| a. Above-ground pools (cast vote on ballot) | |
| b. Reducing restrictions on backyard sheds (cast vote on ballot) | |
| 7. Election of Board Members | President |
| a. Introduction of nominees | |
| b. Motion to approve (cast vote on ballot) | |
| 8. Collection and Tally of Ballots | Counting Committee |
| 9. Director Updates | |
| a. Facilities – Katie Unruh | |
| b. C&R – Mike Smith | |
| c. Communications – Mellanie "MJ" Hunter | |
| d. Pool – Shawn Otto | |
| e. Events – Martyna Warren | |
| 10. Presentation of results and new members | Secretary |
| 11. Adjourn | |

Join Zoom Meeting

<https://us06web.zoom.us/j/7674542975?pwd=SShNcG0THj5hGR0SkcVTVWpRWXV0Zz09>

Meeting ID: 767 454 2975 Passcode: 6434

Audio Only, Toll Free: 1 (253) 205-0468

ZOOM LOG IN



Please cast vote on ballot! #1



Whispering Oaks II HOA Election Ballot Annual Meeting June 14, 2025 at 10 AM

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Whispering Oaks II
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2024-2025 Treasurer Report



Whispering Oaks II
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Whispering Oaks II Recreation Center Profit & Loss Budget vs. Actual June 2024 through May 2025

	Jun '24 - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
2023 Dues	872	0	872	100%
2024 Dues	86,788	86,775	13	100%
2024 Dues WO1	4,500	0	4,500	100%
2025 Pool Party	300	0	300	100%
Late Fees	1,245	0	1,245	100%
Total Income	93,704	86,775	6,929	108%
Gross Profit	93,704	86,775	6,929	108%
Expense				
Annual Meeting Expenses	1,796	1,500	296	120%
Bank Fees	14	100	-86	14%
Clubhouse Furniture & Equipment	597	2,000	-1,403	30%
Clubhouse Supplies	3,679	3,500	179	105%
Common Area Expansion	2,500	3,000	-500	83%
Computer Expenses	687	500	187	137%
Insurance Expense	3,739	4,000	-261	93%
Janitorial Expense	7,270	7,500	-230	97%
Key Card Security System	1,701	2,000	-299	85%
Landscaping and Groundskeeping	14,225	14,000	225	102%
Lien Fees	-147	75	-222	-196%
Neighborhood Events	4,569	5,500	-931	83%
Office Supplies	1,074	500	574	215%
Pool Furniture & Equipment	3,211	4,200	-989	76%
Pool Supplies & Service	13,455	9,800	3,655	137%
Pool Water Testing	1,260	1,700	-440	74%
Postage and Delivery	409	350	59	117%
Printing and Reproduction	0	250	-250	0%
Professional Fees	340	1,500	-1,160	23%
Repairs and Maintenance				
General Repairs & Maintenance	2,901	5,000	-2,099	58%
HVAC Repairs & Maintenance	1,232	500	732	246%
Parking Lot Repairs & Maintenance	0	500	-500	0%
Plumbing Repairs & Maintenance	0	500	-500	0%
Pool Maintenance	1,022	1,100	-78	93%
Total Repairs and Maintenance	5,155	7,600	-2,445	68%
Utilities				
Electric	5,308	5,500	-192	97%
Sewer	3,151	3,250	-99	97%
Telephone Expense	1,454	1,450	4	100%
Water	2,707	2,000	707	135%
Total Utilities	12,621	12,200	421	103%
Website	804	500	304	161%
Weeds/Bugs Control	285	500	-215	57%
Workout Center Equipment	3,780	4,000	-220	94%
Total Expense	83,024	86,775	-3,752	96%
Net Ordinary Income	10,681	0	10,681	100%
Other Income/Expense				
Other Income				
Interest Income	60	0	60	100%
Total Other Income	60	0	60	100%
Net Other Income	60	0	60	100%
Net Income	10,741	0	10,741	100%

2024-2025 Balance Sheet



Whispering Oaks II
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Whispering Oaks II Recreation Center Balance Sheet As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Financial Bank	9,096
First Financial Savings	66,044
Total Checking/Savings	75,140
Accounts Receivable	
Accounts Receivable	2,747
Total Accounts Receivable	2,747
Total Current Assets	77,888
Fixed Assets	
Land-New Lot Purchase	50,000
Total Fixed Assets	50,000
TOTAL ASSETS	127,888
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre Paid Dues	2,500
Total Other Current Liabilities	2,500
Total Current Liabilities	2,500
Total Liabilities	2,500
Equity	125,388
TOTAL LIABILITIES & EQUITY	127,888

2025-2026 Proposed Budget



Whispering Oaks II Recreation Center Proposed Profit & Loss Budget Overview June 2025 through May 2026

	Jun '25 - May 26
Ordinary Income/Expense	
Income	
2025 Dues	84,000
2025 Dues WO1	3,000
2025 Pool Party	500
Late Fees	650
Total Income	88,150
Gross Profit	88,150
Expense	
Annual Meeting Expenses	855
Bank Fees	100
Clubhouse Furniture & Equipment	750
Clubhouse Supplies	3,700
Common Area Expansion	10,000
Computer Expenses	1,000
Insurance Expense	4,000
Janitorial Expense	8,320
Key Card Security System	1,000
Landscaping and Groundskeeping	8,000
Lien Fees	75
Neighborhood Events	5,500
Office Supplies	650
Pool Furniture & Equipment	4,000
Pool Supplies & Service	12,000
Pool Water Testing	1,300
Postage and Delivery	400
Professional Fees	1,500
Repairs and Maintenance	
Exterior Door (Front)	6,500
General Repairs & Maintenance	1,800
HVAC Repairs & Maintenance	250
Parking Lot Repairs & Maintenance	250
Plumbing Repairs & Maintenance	250
Pool Maintenance	500
Total Repairs and Maintenance	9,550
Utilities	
Electric	5,900
Sewer	2,600
Telephone Expense	1,450
Water	2,200
Total Utilities	12,150
Website	500
Weeds/Bugs Control	550
Workout Center Equipment	2,250
Total Expense	88,150
Net Ordinary Income	0
Other Income/Expense	
Other Income	
Reserve Excess Funds	45,750
Total Other Income	45,750
Other Expense	
Capital Improvements	
Exterior Doors (Rear)	6,500
Lighting Upgrades	750
Pump House Reconstruction	35,000
Roof Repair	3,500
Total Capital Improvements	45,750
Total Other Expense	45,750
Net Other Income	0
Net Income	0

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Do you support a proposal to amend the C&R's to allow for above-ground pools?



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Please cast vote on ballot! #3



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Do you support a proposal to amend the C&R's
to reduce restrictions on back yard sheds?



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Presentation and Election of Board Members



Whispering Oaks II

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Election of New Board Members



2025 Board Candidate Bios



Janie Cunningham

I moved to WOII in 2021, and would love the opportunity to continue to help shape our neighborhood and impact it positively. I hold a CPA license, and I currently work as a Sales Manager at a local car dealership. Prior to my car dealership life, I spent 11 years at a public accounting firm. My past and current professional experience has afforded me the ability to deal with a vast array of individuals, and to help come up with solutions that are win/win. I have no intention of leaving the neighborhood for the foreseeable future, and I hope to meet new people to foster a better sense of community. I was appointed to the Board in November 2024 after a vacancy and would like to continue on with the work we are doing.



Kerri Dehn

My name is Kerri Dehn. I have lived in Whispering Oaks II since 2016. I previously served on the board during 2016-2018. I am a medical professional, have been married for 35 years (this September) and have two adorable grandchildren. We participate in neighborhood events and utilize the clubhouse regularly. I love my neighborhood and the friends I have made here, and I want our community to be the very best it can be.



Cheryl Graham

My name is Cheryl Graham, I would like to be considered for one of the open positions on the HOA board. I joined the board in November 2024 and I am currently working with the pool crew. I would love to help continue bringing new ideas for the growth of our neighborhood. My husband and I moved into the neighborhood in April 2016. During our time we have met so many very nice people. We have 3 grown children, the last one recently got married. We have 4 beautiful grandchildren (2 boys, 2 girls). I retired in January 2024 from Humana where I worked for 17 years, so I have a lot of extra time on my hands.



Jason Greenwell

I'm a long-time resident, having called this neighborhood home since 2010, and I also own a local business. I'm eager to contribute to our community once again by serving on the HOA Board. My previous roles as Treasurer and President provided invaluable experience in sound budget management, effective project execution, and fostering a collaborative environment for community governance. I'm prepared to apply these skills for the benefit of all residents, and I ask for your vote.



Nikki Hollis

Hello, My name is Nikki Hollis and I've been a resident of Whisperings Oaks II since March 2020. I chose this neighborhood because of both the proximity to Jeffersonville and the beauty of the countryside. I am very proud to call this WOII my home. I have served on the Board the past three years and want to continue to represent the neighborhood.



Tracy Lockhart

Hi Neighbors! My name is Tracy Lockhart. My husband, Don, and I purchased our home here in Whispering Oaks II eleven years ago. We researched several nearby communities before deciding this one was the best maintained and a home we could be proud of. I retired from the VA last year and while I do not yet have any grandchildren, I do have an adorable Grand dog named Millie. I have experience as a volunteer with Down Syndrome of Louisville, the Sarcoma Foundation, and have served on the HOA board previously. I look forward to the opportunity to do so again.



Connie Moser

I've been a volunteer for nearly all my adult life, active in many civic activities and recipient of numerous awards, commendations and mentions in the Congressional Record. I served on the Whispering Oaks II HOA Board of Directors for four and a half years previously, so am familiar with board policies and procedures. My husband, Bill, and I have lived here for eleven years. I love this community and the many good neighbors who live here. I would be happy to be of service to the Membership.



Megan Taulbee

When looking for homes we immediately fell in love with WOII and moved into our home in June 2024. We've really enjoyed all the events put on throughout the year and that's what sparked my interest in joining the board. I'm excited about the possibility of meeting new people and adding to our community. My husband, Joel, and I have 2 boys. Leland (9) and Mac (2). I work as a nurse practitioner in the corrections setting. I travel to different counties throughout Indiana caring for the underserved populations. I believe my attention to detail, enthusiasm, and commitment to continue to better our neighborhood would make me a good candidate for the board.



Katie Unruh

I am finishing my first term on the WOII Board and would like to continue to support our community for the next 3 years. Our family purchased our home on 21st Century in 2022. We are locals to Jeff and Charlestown and knew that this neighborhood is where we wanted to be. The appearance of the neighborhood and the amenities of the clubhouse were main selling points for us. Which is kismet that I have served for the past 3 years as the Facilities Director. Over the past 3 years I have saved the community thousands of dollars by focusing on maintenance and longevity of the clubhouse. For instance, in year one of my term, I spent a full weekend cleaning the entire clubhouse, organizing every closet and getting rid of years worth of junk. This allowed us to stop paying for a storage unit (\$1,600 annually) and make better use of the space within the clubhouse. I have secured and vetted multiple types of maintenance services to ensure the property is maintained. Established contracts with plumbers, HVAC, fitness equipment specialists, cleaning services, landscaping, snow and ice removal for emergent/quarterly/annual inspections/repairs to reduce unplanned repair and replacement costs. I have also streamlined and formalized the great room reservation process. Requests for reservations for the past 3 years have been replied to within 24-48 hours with the online calendar consistently up to date for neighbor visibility. I have also been diligent in checking the great room after every event to ensure cleanliness, damage is addressed before the next reservation. The clunky master lock and key process, which many of the neighbors expressed dissatisfaction with, I solutioned last year for a key swipe to be added to eliminate the need for any key pick ups or apps and now all you need is your key card to access the great room. There are still many more opportunities to explore to ensure the amenities at the clubhouse meet all of our neighbors' needs and I hope you will consider voting for me again this year to help solve how we can make those happen within a budget that is supported by the neighborhood.



Martyna Warren

I'm Martyna Warren and I'd like your vote to continue as a board member for WOII HOA. I've lived in the neighborhood for nine years. I retired from the University of Louisville in finance (Budget and Financial Planning) and HR (College of Arts and Sciences). I currently work for Veterans Administration in service to our Veterans in Benefits Administration. I've held a few positions on the board. My most successful position was in Events, specifically with the well established neighborhood National Night Out (NNO). Each year we've added additional forms of entertainment such as the pumpkin patch, petting zoo, games and food trucks. Also, as the entire HOA board works together, media exposure for events increased including social media and photos, we received donations from local businesses and we work well with volunteers for setup and cleanup, input and reaching out to our community for each event. I am also the treasurer for the Jeffersonville National Leadership Alliance (JNLA) who donates funds to our NNO event and other neighborhood events and projects.



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Collection of Ballots



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Board of Director Updates



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Clubhouse Annual Review 2024-2025

Katie Unruh

Facilities Director



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Changes in last year!



Exterior year-round lighting

- Elevates the holiday décor, saves on replacement lights, doesn't require volunteers to install annually
- Provides more lighting after dark for safety and security monitoring



No more Master Lock of Key for Great Room

- Key card reader installed eliminating apps or coordination to pick up a key
- Access to the door is added to your existing card about 1 week prior to your event



Installed Radio in Great Room

- Ceiling speakers can now be used to play music from the radio located in the island counter by the closet door



New Weekly Cleaning Company



Refreshed Holiday décor for inside the Great Room



Added planters in front and side of clubhouse

REMINDERS

6/1/2025



Key Cards

Waivers should be completed by all residents over 18 in household.

Email: wo2pool@gmail.com to request, repair or replace.

Each home is issued 2 cards, \$10.00 fee to Replace per card.

Visit <https://wo2clubhouse.com/> to see info about key cards.

3 day turn around on key cards from date fee/card is placed in mailbox and email notification is sent.

To help keep the clubhouse & pool secure, quarterly audits of the Homeowner List is conducted. Any key card without an active homeowner name is deactivated.

If you were given key cards by your realtor, left from prior owner those will eventually stop working.



Great Room & Reservations

It is the organizers responsibility to clean the Clubhouse after their events.

Tables put back in the storage room with Chairs placed back on carts as pictured on the wall reminders.

Cleaning supplies are under the kitchenette sink and hallway closet.

All perishables must be removed from fridge and freezer.

Light and fans should be turned off.

Outdoor areas are not included with a Great Room reservation.

Please do not draw on pavement, use silly string, use water balloons to keep the property tidy for all neighbors.

If there is no reservation the day prior, you may set up early. Check the online calendar a week prior to see if it is available.

You can request the day prior, it will count as one of the two annual reservations and is discouraged as it blocks the room from being used by another neighbor.



Fitness Center

Must be over 16 to use the fitness center.

If something is broken, please email wo2pool@gmail.com to report it.

Wipe down equipment after use with provided wipes.

Please do not bring unwanted items or remove equipment from the fitness center.

CLUBHOUSE ANNUAL REVIEW

POOL PARTIES

Pool Parties (extended for 2025 season)

The HOA Board has approved for 2025 that WOII neighbors can host pool parties at our Clubhouse per the following guidelines:

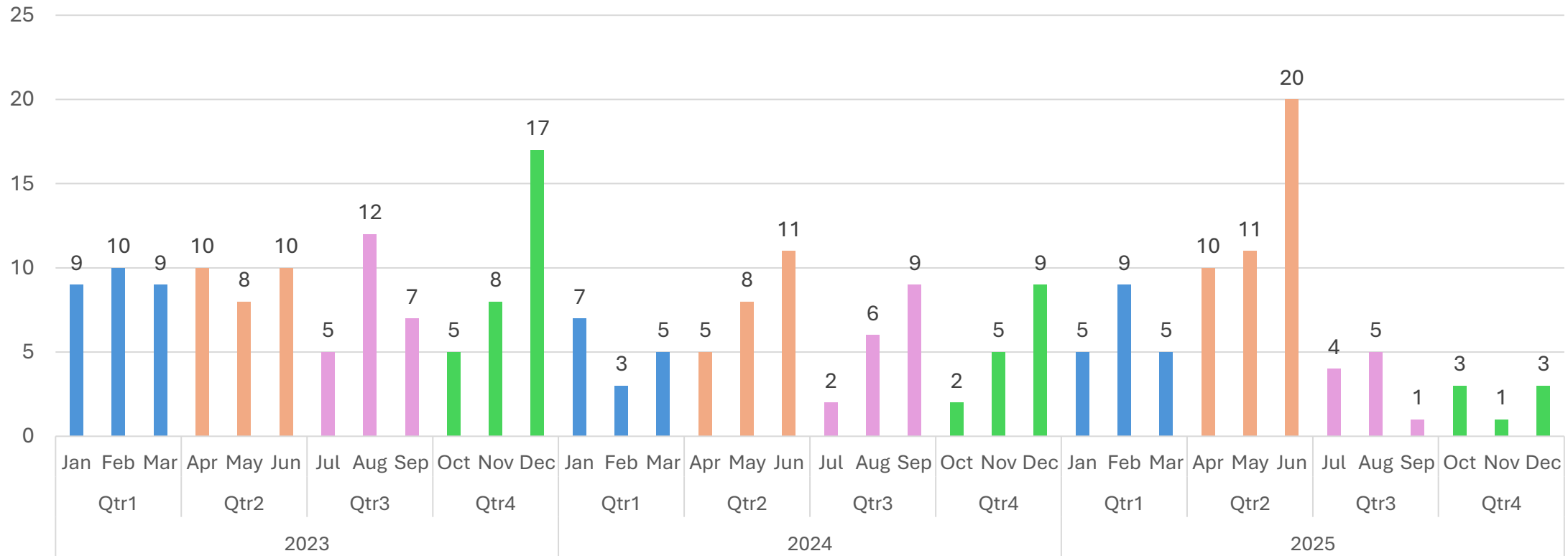
- Pool parties can be scheduled only on Friday, Saturday, and Sunday evenings, 6:00-8:00 PM during Friday, May 31–Sunday, August 25, excluding holidays. NOTE: The pool will still be open to the neighborhood during any pool party.
- A non-refundable reservation fee of \$200 is required to schedule a pool party in addition to the usual Great Room rental deposit of \$100 (which is returned after your event if there are no damages reported during inspection).
- A maximum of 20 children+adults (including WOII household members and guests) from your party are allowed in the pool or on the pool deck.
- All food, drinks, and decorations must be kept inside the Great Room. Nothing can be brought outside to the pool area.
- Your pool party will count towards your two (2) annual Great Room reservations.
- As always, all guests are subject to the same rules and responsibilities of using our Clubhouse property as the residents.
- To reserve a pool party, simply email wo2pool@gmail.com and add to your email that you'd like to schedule a pool party with your reservation.



NOTE: This program is not guaranteed to become permanent and may be discontinued at any time in the future for any reason deemed appropriate by the HOA Board. If this were to happen, any reservations made prior to the discontinuance would still be honored; however, no additional reservations would be accepted.

GREAT ROOM RESERVATIONS

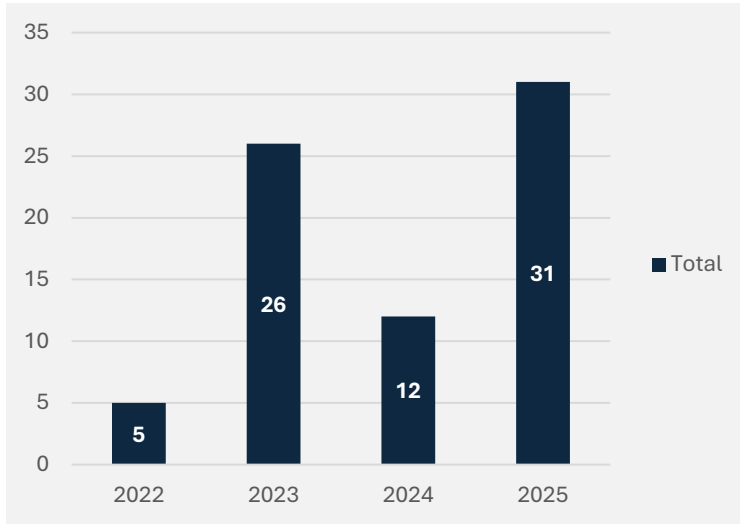
Great Room Reservations | Jan 2023 - to Date



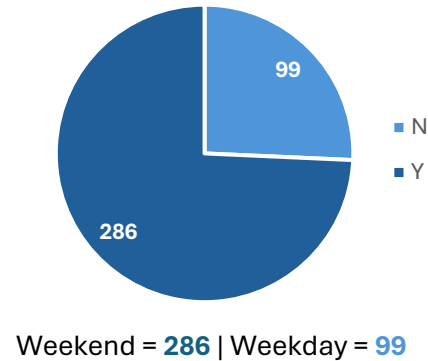
- Each Household receives 2 weekend and unlimited weekday reservations for the Great Room
- Reservations can be made by visiting our website at <https://wo2clubhouse.com/> on the Rec Center page and email wo2pool@gmail.com

GREAT ROOM RESERVATIONS

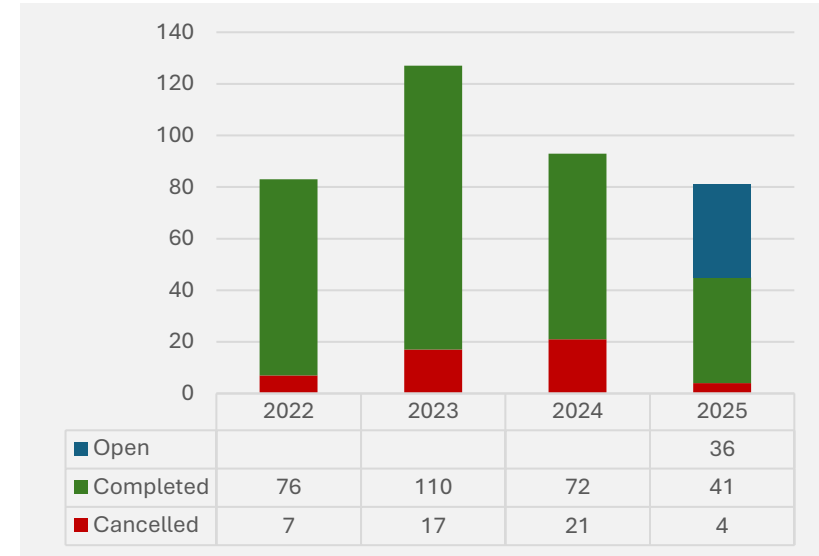
Other Events (HOA or Community)



Weekend vs Weekday



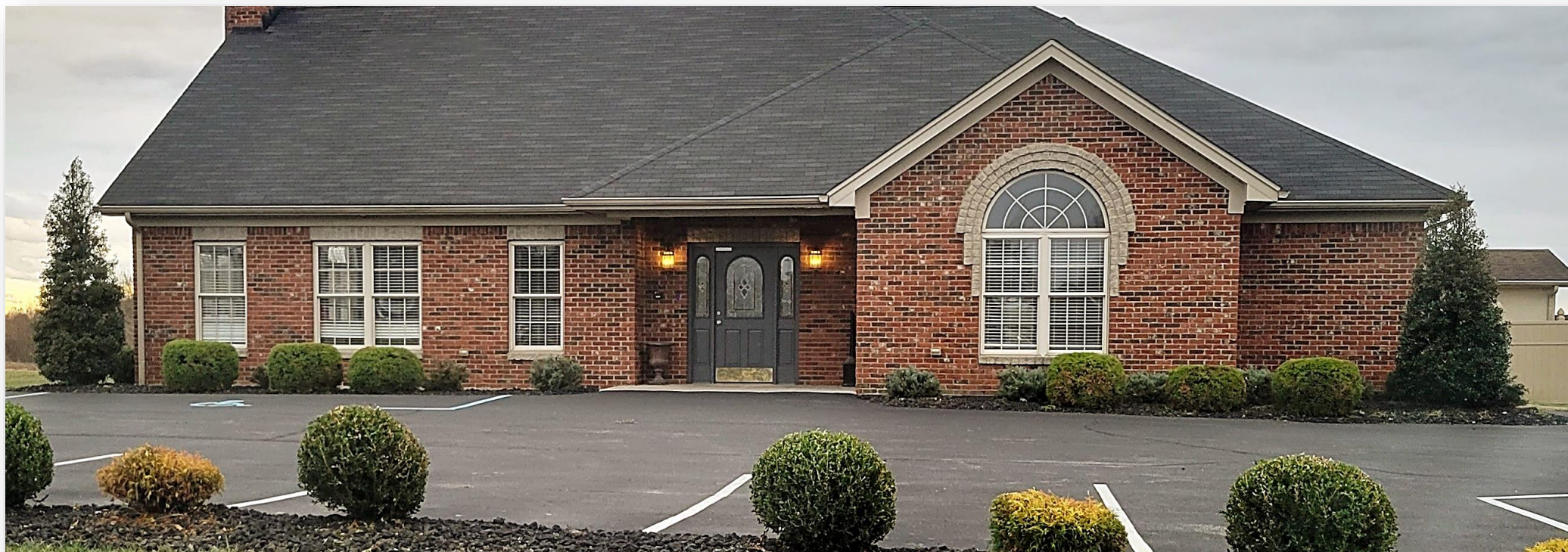
Reservation Summary by Year



Neighbors have used the Great Room to host several community events. Gardening club, private gatherings, Scout meetings, Summer Pool Party and more! These may not count against your Annual Weekend Limit if it is open to all neighbors. Take advantage of the weekday options too.

HOA has hosted National Night Out, Breakfast with Santa and Easter Egg Hunt.

If you are interested in organizing a community event, please reach out to wo2pool@gmail.com



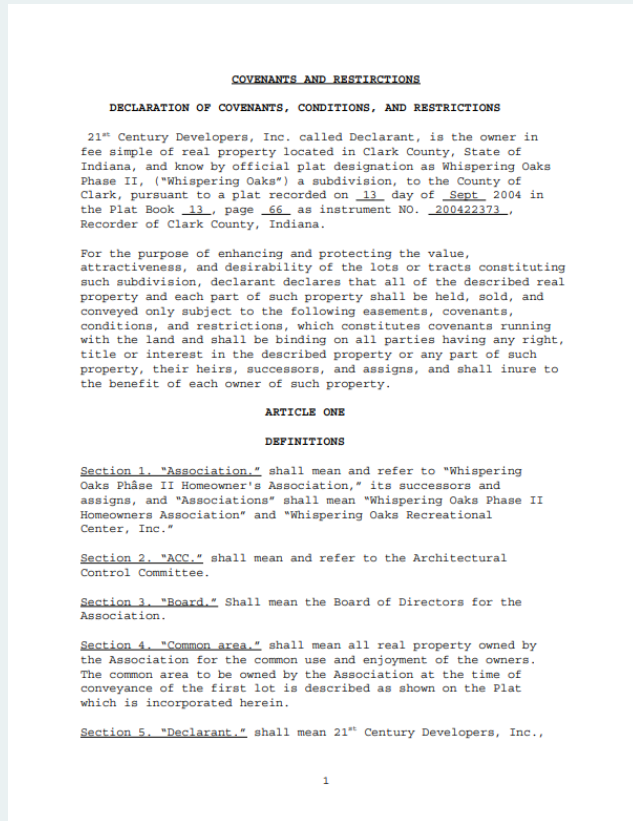
Covenants & Restrictions Annual Review

Mike Smith

C&R Director



Mike Smith C&R Director



COVENANTS & RESTRICTIONS

MONTH	# / TYPES OF VIOLATION	# OF VIOLATIONS	2023/2024
MAY 2024	11 T/1 L/1D	13	0
JUNE 2024	36 T/2 R/1 O	39	1
JULY 2024	14 T/2 R/2 L/4 P/3 O	25	6
AUGUST 2024	4 T/3 P/3 R/2 O	12	23
SEPTEMBER 2024	1 L/1 P/17 O	19	9
OCTOBER 2024	1 O	1	3
NOVEMBER 2024	1 O	1	5
DECEMBER 2024	NONE		2
JANUARY 2025	NONE		8
FEBRUARY 2025	2 R/1 P/2 O	5	21
MARCH 2025	2 T/1 L/1 P/2 O	6	0
APRIL 2025	2 L/3 O/1 P	6	15
MAY 2025	2 L/1 O	3	14
		130	107

TYPES OF VIOLATIONS
TRASH CANS VISIBLE -- T
STREET PARKING -- P
LAWN GROWTH -- L
LOOSE DOG -- D
TRAILER/RV PARKING -- R
OTHER - O

Key Points:

- **YOU** are the HOA
- Read the C&Rs – Available on the website
- Talk to your neighbors first if there's an issue
- Attend the monthly board meetings



Whispering Oaks II
HOA • POOL • RECREATION CENTER

Mellanie “MJ” Hunter Communications Director



Whispering Oaks II

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Shawn Otto Pool Director



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Presentation of Results

results will be posted online following meeting



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Thank
you



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