

# 2024 WOII HOA Annual Meeting



# Meeting Agenda



## WOII HOA Annual Meeting Agenda Saturday, June 14, 2025

10am

Call to Order President
 Determination of Quorum President
 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)

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

Presentation of results and new members Secretary

11. Adjourn

### Join Zoom Meeting

https://us06web.zoom.us/i/7674542975?pwd=SXhNcGt0THJ5bGR0SktVTWpBWXV0Zz09

Meeting ID: 767 454 2975 Passcode: 6434

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





# 2024 Minutes



### WOII HOA

Annual Meeting Minutes - DRAFT

Saturday, June 29, 2024

11am

- 1. Call to Order @ 11:02 by John Rice, HOA President
- 2. Determination of Quorum
  - Ann Brown, HOA Secretary, confirmed there was a quorum present 121 minimum needed is 112. We have 279 households total
  - b. Residents online: 1 person
  - c. Residents in person: 32 households
  - d. Early vote: 72 (hard copy) 16 (online) = 88 total
- 3. Reading of 2023 Annual Meeting Minutes
- a. Motion to approve as written and read (cast vote on hallot)
- b. 1st: Nikki Greenwell
- c. 2nd: Scott Hollis
  4. 2023-2024 Treasurer's Report
- a. Nikki Hollis, HOA Treasurer, presented the 2023-2024 budget vs. actual expenses
  - i. Numbers also include income from Whispering Oaks I
  - Some of the savings on expenses include having the annual meeting inside vs. renting a tent, electronic vs. paper mailings, switched property insurance, etc.
  - Overages not expected to continue landscaping, pool supplies and paying back invoices from mowing (they just sent them to us and we paid upon receipt)
  - iv. Still getting quotes on capital expenses: new clubhouse items, fitness center equipment, and permeant external Christmas lighting
  - v. Common area expansion expenses due to closing fees to purchase the lot
- b. Discussion
  - i. How much overage do we expect? Around \$5,000.
  - ii. How many WO I residents are expected? Nine this income will go towards capital expense budget. The HOA Board voted in April 2023 to allow ten households to join at \$500. Why did we do this? As a way to raise revenue for capital expense in order to not raise dues.
  - iii. Double check if we can do public rentals.

- 5. Presentation of 2024-2025 Budget
- a. Nikki Hollis, HOA Treasurer, presented
  - i. 279 homes with 267 neighbors at \$325 for income. (Backed out Board members)
  - ii. Bumped up landscaping, electricity and water
- b. Discussion:
- Landscaping Year 1 and 2 cost more to establish greenery, irrigation, lights, rock, and curbing, and ongoing maintenance of weeds, fertilizer, etc. (Partnered with Gardening Club to bring forth to reality)
- ii. Mowing new lot, entrances, and clubhouse
- iii. New lot purchase grading This has been completed. Concerns that there are large stones are destroying Adam's motor on the mower. The Board will follow-up with LandMill and Adam to see what can be done to mitigate this.
- iv. Equipment Will be buying an additional weight machine plus repair current one that is over 10 years old. Suggestion to transition to free weights to go long-term and reduce maintenance. However, we will always have a maintenance expense on equipment to keep it safe and functional.
- v. Pool furniture We have replaced 6 six chairs this past year. We will continue to replace as needed. Working on replacing table. Suggestion to remove the zip ties we
- c. Motion to approve (cast vote on ballot)
- d. 1st: Baldwin
- e. 2nd: Cheryl Graham
- 6. Director Updates
  - a. Facilities Katie Unruh- Katie introduced herself and talked about great room, key cards and scheduling. Katie mentioned that each house should have 2 cards, talked about key card types and requested any purple lettering cards should be traded in, talked about \$10 for more cards. Info on Great Room Reservations cleanup has been great and residents have been taking care of the Great Room. Katie explained number of reservations allowed per year. There has been a 30% decrease in reservations this year. Katie mentioned that the extended use of the outside area is NOT included in the reservation. Katie talked about the Fitness Center and maintenance of equipment by Schellers. Katie talked about the poll parties and new rules for this summer which includes rental on weekends from 6-8 that costs \$200. There has been only one reservation so far this year. Katie went over number of great room reservations and high demand months of June and December. Katie talked about community use of room for Cub Scouts. Clubs, etc. These twose or ferservations do not count againty wardy allowed usase.

- Resident asked about Master Lock system being a problem. Katie explained updates in process of getting a new swipe for the Great Room door. Neighbor had question about women's bath room door being an issue. Katie is working on getting new doors for the bathrooms and the
- b. CRR Mike Smith-Mike introduced himself and presented statistics of violations for the year. Majority is lawns and parking. Mike requested residents to read C & R before submitting violation. Encouraged familiarity of rules. Mike mentioned times of trash cans to be set out. Mike encouraged others to address with their neighbors than having "HOA" take care of it. Nikki G asked Mike to explain process of violations. Mike explained filling out form by complainant, then Mike tracks complaint and generates letter electronically to neighbor. Mike does follow up if first notice is not addressed. Ninety percent of the time the first notice is sufficient. Fines have only happened twice since he started. Mike explained due diligence for homeowners to know about the HOA and the C&R. Karen W suggested communicating with Real Estate Agents on HOA rules. Question on Christmas lights being up in June-Mike stated it was not a violation.
- c. Communications Mellanie "MJ" Hunter- John presented for MJ and her communication report. 339 people subscribed to email, 109 FB posts, and 13 newsletters. 78.2% of the newsletters are opened. John pointed out the QR code to update contact information for new digital contact list. John said website is updated every month by MJ and reported her update of digital records for the HDA. MJ undated calendar for Gerac Room and Neishbronde Sewns.
- d. Pool Shawn Otto- Shawn introduced himself and acknowledge Drew and Nikki of the pool crew. He talked about new additions of chlorinator for this year. Shawn explained Health Dept regulations of pool being checked twice a day for chemicals.
- ACC Jason Lewis- Jason mentioned paperwork needed for driveway expansion and fences.
   Jason requested drawings for ACC requests being completed and legible. Jason mentioned needing new permission for replacing an existing fence.
- Election of Board Members There are 5 open positions to be filled 4 are open for 3-year term. 1 is open for a 2-year term.
  - a. Introduction of nominees All candidates completed an introduction and a brief reason for wanting to join the board.
- b. Motion to approve (cast vote on ballot)
- 8. Collection and Tally of Ballots
- a. There are three questions on the ballot, below are the results.
  - i. Are you in favor of approving the 2023 annual meeting minutes?
    - · 87 voted yes; 7 voted no; motion approved

- ii. Are you in favor of approving the 2024-2025 proposed budget?
  - 81 voted yes; 12 voted no; motion approved
- iii. Checkmark or write in up to five board candidates.
  - Iason Lewis
  - Nikki Greenwell
  - Shawn Otto
  - Deanna Fisk
     Stacey Donnelly
  - Rebecca Meurer
- 9. Presentation of results and new board members the following board members were elected:
- a. Jason Lewis (3 year term) 82 votes
- b. Nikki Greenwell (3 year term) 70 votes
- c. Shawn Otto (3 year term) 85 votes
- d. Deanna Fisk (2 year term) 33 votes
- e. Stacey Donnelly (3 year term) 37 votes
- f. Thank you to the following residents for counting and tallying the votes:
  - i. Robyn Smith
  - ii. Mary Kulp
  - iii. Jeff Wigginton
  - iv. Cheryl Graham
  - v. Ann Brown, HOA secretary, oversaw the counting and tallying and then certified the

### 10. President Update

- a. Lot purchase and expansion next steps
  - Send out neighborhood survey to determine best path forward August-September 2024
  - Board develop 2-4 proposals/options with cost estimates and renderings Oct 2024lanuary 2025
    - Host town halls for neighborhood Feb.-March 2025
  - iii. Conduct special meeting and we vote on proposals April-May 2025  $\,$

### 11. Open Discussion

- Should we determine a percentage of participation to reach before moving forward with survey results? General chatter; varying opinions.
- Suggestion that we hold it open for 60 days rather than do a percentage of participation. Can do both online and paper option to participate in survey.

12. Adjourn - @ 12:27

a. 1<sup>st</sup>: Karen Wigginton
 b. 2<sup>nd</sup>: Nikki Greenwell

Join Zoom Meeting

Meeting ID: 767 454 2975 Passcode: 6434

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





# Please cast vote on ballot! #1



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

- You may vote by (1) voting online using the information on the label above; (2)
  dropping off this paper ballot in the Clubhouse mailbox at 6434 21st Century Drive, or
  (3) submitting this ballot in person during the meeting.
- Ballots submitted online or dropped off in the mailbox must be received by 5pm on Friday, June 13, 2025.
- Ballots submitted in person will be collected and counted during the meeting along with the online and dropped-off ballots.
- No photocopies of this ballot will be accepted. One (1) vote is allowed per household. If both paper and online votes are received for the same household, the one received first will be counted as your vote.
- To vote online, go to <u>eballot.io/wo2club/login.cfm</u> and enter your unique Username and Password on the label above.
- If you already used and changed your unique password, you must use the new password you created as the generic one above will no longer work.

(1) Are you in favor of approving the 2024 annual meeting minutes?	☐ Yes	□ No
(2) Are you in favor of approving the 2025-2026 proposed budget? Note: the final budget could be adjusted per discussions during the annual meeting.	☐ Yes	□ No
·		
(3) Do you support a proposal to amend the C&R's to allow for above-ground pools?	☐ Yes	□ No

(5) Checkmark or write in up to ten (10)		
board candidates.		
☐ Janie Cunningham	☐ Tracy Lockhart	
☐ Kerri Dehn	☐ Connie Moser	
☐ Cheryl Graham	☐ Megan Taulbee	
☐ Jason Greenwell	☐ Katie Unruh	
□ Nikki Hollis	☐ Martyna Warren	

 $All\ relevant\ documents\ and\ candidate\ info\ can\ be\ reviewed\ in\ advance\ at\ https://wo2clubhouse.com/annual-meeting.$ 



# 2024-2025 Treasurer Report



## **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	2159
Pool Furniture & Equipment	3,211	4.200	-989	769
Pool Supplies & Service	13.455	9.800	3.655	137%
Pool Water Testing	1.260	1.700	-440	74%
Postage and Delivery	409	350	-440 59	117%
	409	250		
Printing and Reproduction	_		-250	0%
Professional Fees Repairs and Maintenance	340	1,500	-1,160	23%
General Repairs & Maintenance	2,901	5,000	-2,099	58%
<b>HVAC Repairs &amp; Maintenance</b>	1,232	500	732	246%
Parking Lot Repairs & Maintenan	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	,		,	10011
Other Income/Expense				
Interest Income	60	0	60	100%
Total Other Income	60	0	60	100%
				1007
	60		60	1000
Net Other Income	10,741	0	10,741	100%

# 2024-2025 Balance Sheet

## Whispering Oaks II Recreation Center Balance Sheet

As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Financial Bank	9,09
First Financial Savings	66,04
Total Checking/Savings	75,140
Accounts Receivable	
Accounts Receivable	2,74
Total Accounts Receivable	2,74
Total Current Assets	77,88
Fixed Assets	
Land-New Lot Purchase	50,00
Total Fixed Assets	50,000
TOTAL ASSETS	127,88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Pre Paid Dues	2,50
Total Other Current Liabilities	2,50
Total Current Liabilities	2,50
Total Liabilities	2,50
Equity	125,38
TOTAL LIABILITIES & EQUITY	127,88



# 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 Clubhouse Supplies	750 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	71
Neighborhood Events	5,500
Office Supplies 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) General Repairs & Maintenance	6,500 1,800
General Repairs & Maintenance	1,800
HVAC Repairs & Maintenance	250
Parking Lot Repairs & Maintenan	250
Plumbing Repairs & Maintenance Pool Maintenance	250 500
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	(
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 35,000
Pump House Reconstruction Roof Repair	3,500
Total Capital Improvements	45,750
Total Other Expense	45,750
Net Other Income	40,750
	-
t Income	

# Please cast vote on ballot! #2



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

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(2) Are you in favor of approving the 2025-2026 proposed budget? Note: the final budget could be adjusted per discussions during the annual meeting.	☐ Yes	□ No
(3) Do you support a proposal to amend the C&R's to allow for above-ground pools?	☐ Yes	□ No
(4) Do you support a proposal to amend the C&R's to reduce restrictions on back yard sheds?	☐ Yes	□ No

(5) Checkmark or write in up to ten (10)		
board candidates.		
☐ Janie Cunningham	☐ Tracy Lockhart	
🗆 Kerri Dehn	☐ Connie Moser	
🗆 Cheryl Graham	☐ Megan Taulbee	
$\square$ Jason Greenwell	☐ Katie Unruh	
🗆 Nikki Hollis	☐ Martyna Warren	

 $All\ relevant\ documents\ and\ candidate\ info\ can\ be\ reviewed\ in\ advance\ at\ https://wo2clubhouse.com/annual-meeting.$ 



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



# Please cast vote on ballot! #3



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

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$\square$ Cheryl Graham	☐ Megan Taulbee	
$\square$ Jason Greenwell	☐ Katie Unruh	
□ Nikki Hollis	☐ Martyna Warren	

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



# Please cast vote on ballot! #4



# Whispering Oaks II HOA Election Ballot Annual Meeting

June 14, 2025 at 10 AM

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☐ Nikki Hollis	Martyna Warren	

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# Presentation and Election of Board Members



## 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 helpshape 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 Deh

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 dubhouse 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 an 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.



#### ason Greenwell

I'm a long-lime 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

Helio, My name is Nikiki Hollis and I've been a resident of Whisperings Oaks I 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 Lockhar

HI Neighbors! My name is Tracy Lockhart. My husband, Don, and I purchased out home here in Whispering Dals It leeven years ago. We researched several nearby communities before deciding his one was the best maintained and a home we could be proud of I retired from the VAI 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 Mose

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 Osks I 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



#### egan Taulbe

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 settling. 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.



#### Catie 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 amentiles 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 happer within a budget that is supported by the neighborhood.



#### lartyna 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 refred 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 reseaure for the Jefferson/tille National Leadership Alliance (JNLA) who donates funds to our NNO event and other neighborhood events and provisers.



# Please cast vote on ballot! #5



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

- You may vote by (1) voting online using the information on the label above; (2)
  dropping off this paper ballot in the Clubhouse mailbox at 6434 21st Century Drive, or
  (3) submitting this ballot in person during the meeting.
- Ballots submitted online or dropped off in the mailbox must be received by 5pm on Friday, June 13, 2025.
- Ballots submitted in person will be collected and counted during the meeting along with the online and dropped-off ballots.
- No photocopies of this ballot will be accepted. One (1) vote is allowed per household. If both paper and online votes are received for the same household, the one received first will be counted as your vote.
- To vote online, go to <u>eballot.io/wo2club/login.cfm</u> and enter your unique Username and Password on the label above.
- If you already used and changed your unique password, you must use the new password you created as the generic one above will no longer work.

(1) Are you in favor of approving the 2024 annual meeting minutes?	☐ Yes	□ No
(2) Are you in favor of approving the 2025-2026 proposed budget? Note: the final budget could be adjusted per discussions during the annual meeting.	☐ Yes	□ No
(3) Do you support a proposal to amend the C&R's to allow for above-ground pools?	□ Yes	□ No

(5) Checkmark or write in up to ten (10)		
board candidates.		
☐ Janie Cunningham	☐ Tracy Lockhart	
☐ Kerri Dehn	☐ Connie Moser	
🗌 Cheryl Graham	□ Megan Taulbee	
☐ Jason Greenwell	☐ Katie Unruh	
□ Nikki Hollis	☐ Martyna Warren	

 $All\ relevant\ documents\ and\ candidate\ info\ can\ be\ reviewed\ in\ advance\ at\ https://wo2clubhouse.com/annual-meeting.$ 



# Collection of Ballots





# Board of Director Updates





# Clubhouse Annual Review 2024-2025



## 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

**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.

## REMINDERS



**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.



## 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.

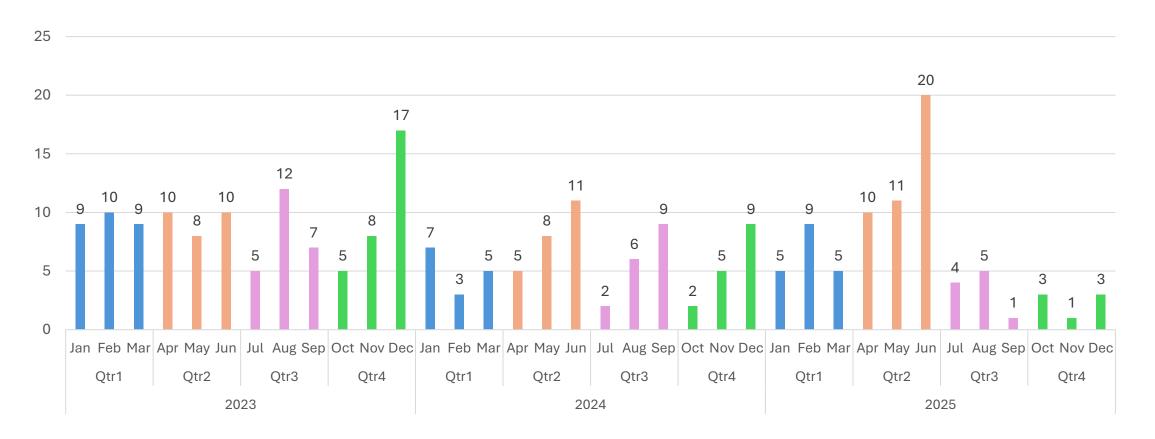


**NOTE:** This program is not guaranteed to become permanent and may be discontinued at any time in the future for any reason deemed appropriate by the HOA Board. If this were to happen, any reservations made prior to the discontinuance would still be honored; however, no additional reservations would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



## **GREAT ROOM RESERVATIONS**

## Great Room Reservations | Jan 2023 - to Date

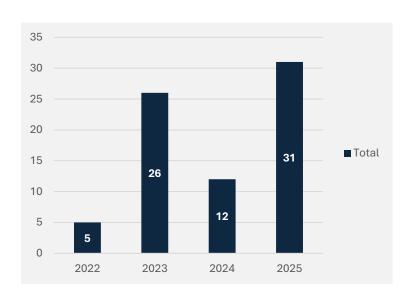


- Each Household receives 2 weekend and unlimited weekday reservations for the Great Room
- Reservations can be made by visiting our website at <a href="https://wo2clubhouse.com/">https://wo2clubhouse.com/</a> on the Rec Center page and email <a href="wo2pool@gmail.com">wo2pool@gmail.com</a>

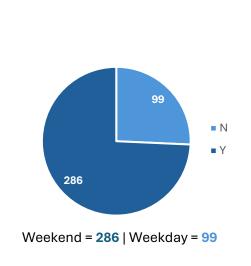


## **GREAT ROOM RESERVATIONS**

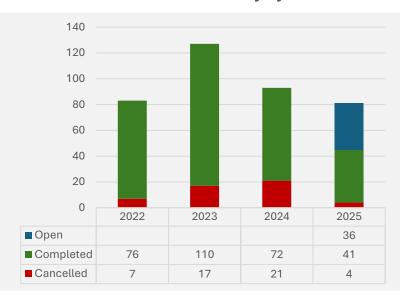
### **Other Events (HOA or Community)**



## 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 <a href="wo2pool@gmail.com">wo2pool@gmail.com</a>





# **Covenants & Restrictions Annual Review**

# Mike Smith C&R Director

#### COVENANTS AND RESTIRCTIONS

#### DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

21sh Century Developers, Inc. called Declarant, is the owner in fee simple of real property located in Clark County, State of Indiana, and know by official plat designation as Whispering Oaks Phase II, ("Whispering Oaks") a subdivision, to the County of Clark, pursuant to a plat recorded on 13 day of Sept\_2004 in the Plat Book 13, page 66 as instrument NO. 200422373.

For the purpose of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting such subdivision, declarant declares that all of the described real property and each part of such property shall be held, sold, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which constitutes covenants running with the land and shall be binding on all parties having any right, title or interest in the described property or any part of such property, their heirs, successors, and assigns, and shall inure to the benefit of each owner of such property.

### ARTICLE ONE

### DEFINITIONS

Section 1. "Association," shall mean and refer to "Whispering Oaks Phâse II Homeowner's Association," its successors and assigns, and "Associations" shall mean "Whispering Oaks Phase II Homeowners Association" and "Whispering Oaks Recreational Center, Inc."

 $\underline{\text{Section 2. "ACC."}}$  shall mean and refer to the Architectural Control Committee.

Section 3. "Board." Shall mean the Board of Directors for the Association.

Section 4. "Common area." shall mean all real property owned by the Association for the common use and enjoyment of the owners. The common area to be owned by the Association at the time of conveyance of the first lot is described as shown on the Plat which is incorporated herein.

Section 5. "Declarant." shall mean 21st Century Developers, Inc.,

# Whispering Oaks U HOA · POOL · RECREATION CENTER

## **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	10	1	3
NOVEMBER 2024	10	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/20	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

## Mellanie "MJ" Hunter Communications Director



# Shawn Otto Pool Director







## Presentation of Results

\*\*\*results will be posted online following meeting\*\*\*



# Thank you

