



Whispering Oaks II
HOA • POOL • RECREATION CENTER

WOII HOA Board

Meeting Minutes

Monday, April 21, 2025

7pm

1. Call to Order @7:02 p.m.– John Rice
2. Roll Call of board members and residents
 - a. **Board members present:** John Rice, Martyna Warren, Ann Brown, Mike Smith, Cheryl Graham; Katie Unruh, Shawn Otto, Nikki Greenwell, Nikki Hollis, Jannie Cunningham
 - b. **Board members absent:** Mellanie “MJ” Hunter
 - c. **Residents present:** Bill Moser, Doug Fremder, Jason Greenwell
3. Approval of March Meeting Minutes (please read before meeting)
 - a. Motion carried by all to accept meeting minutes as written
 - i. 1st: Nikki Greenwell
 - ii. 2nd: Mike Smith
4. Treasurer’s Update – Nikki Hollis
 - a. P&L Report
 - b. Budget Report
 - c. Dues update for 2024 – 10 outstanding
 - d. Next steps for unpaid residents that have liens and still have not paid
 - i. Start process for small claims court (Nikki G. and Chery G. will take the lead)
 - ii. Share this update in next newsletter
 - e. Overage of \$23,000 – six weeks left in this fiscal year budget, assume we will spend at least \$7,000 more.
5. Old Business
 - a. Lot Expansion:
 - i. Dirt leveling, grading and seeding and straw
 - LandMill has offered to do the above work at \$4,000 (around 9 hours of work to sift the rock and move the dirt)
 - **Next steps:** Board wants to obtain another quote and compare. Want to make a decision and move forward this week. (Need to complete before pool opens)
 - b. Expansion Project Update – Nikki Hollis
 - i. Architectural and Construction drawings
 - Waiting to get plans back from Nathan then we can take the plans and get quoted.
 - We may not get quotes back in time for annual meeting. Nikki H is monitoring
6. New Business
 - a. Annual Meeting – June 14, 2025 @ 11:00 a.m.
 - i. Mail Packets: Date TBD for Board to assemble for mailing
 - Ballot, Proposed Budget, YTD Financials, Expansion Info
 - b. 2025/2026 Budget Proposals and Discussion
 - i. Draft budget sent out via email
 - Replacement of doors needs to be allocated
 - Allocate overage funds towards expansion project or capital expenditures
 - ii. Proposed cuts to get to zero budget
 - Reduce clubhouse landscape
7. Director Updates
 - a. Events – Martyna Warren
 - i. Idea to consider: Fun summer party/gathering for neighbors. Opportunity for residents to donate
 - ii. Thank everyone for your hard work on the Easter Egg Hunt!
 - iii. We will get business cards to hand out to food trucks that wish to come.
 - iv. Annual Spring Yard Sale – Saturday, May 17
 - b. Pool – Shawn Otto
 - i. On pace to get water tested in next two weeks.
 - ii. Will get outside and inside sprayed for weed and bug control
 - iii. Will start putting out chairs Sunday.

- iv. We found matching table and chairs in this year's budget.
 - v. Will order loungers after June 1 with next budget.
 - c. C&R – Mike Smith
 - i. Violations Update – 5 violations last month and will be posted in newsletter. Also reminder for weed and feed to reduce dander lines
 - d. Facilities – Katie Unruh
 - i. Leak is back in the great room and larger than the previous leak.
 - ii. Andes Roof will be back next week
 - iii. Key readers have been working for past three weeks with no issues.
 - iv. **Next steps for Great Room furniture:** Ask MJ to work with Katie to develop a survey to get feedback from the neighborhood on Great Room improvements for next year's fiscal budget. Post, email and send text message with the link to complete the survey.
 - e. Communications – MJ Hunter - absent
 - f. ACC – 2 new fence requests
- 8. Open Discussion - none
- 9. Adjourned at 8:38 p.m.
 - a. 1st: Nikki Greenwell
 - b. 2nd: Cheryl Grahm