



**WOII HOA Board**  
**Meeting Minutes**  
**Monday, July 14, 2025**  
**7pm**

1. Call to Order – John Rice - 7:05
2. Roll Call of board members and residents
  - Board Members Present:** Janie Cunningham, Martyna Warren, Jason Greenwell, Kerri Dehn, Shawn Otto, Cheryl Graham, John Rice, Megan Taulbee
  - Board Members Absent:** Katie Unruh, Nikki Hollis
  - Residents:** Bill Moser, Mike Vejar
  - Online Residents:** Nikki Greenwell
3. Approval of June Meeting Minutes (please read before meeting)
  - a. Motion to approve by Cheryl Graham, Seconded by Jason Greenwell : Motion Carried, Minutes Approved
  - b. Executive Session Minutes: read by John Rice, motion for approval by Jason Greenwell, second by Kerri Dehn : Motion Carried Unanimously
4. Treasurer's Update – Nikki Hollis, update given by John Rice
  - a. P&L Report, Budget Report, Balance Sheet, Dues update for 2025
    - i. No significant expenses to date, checking account balance \$63,222, savings account \$66.044
  - b. Review accounts receivables
    - i. 33 Homeowners nonpaid for 2025
  - c. Process and timeline for late/non-payment
    - i. Late Payment fees have been added to the link online
    - ii. Key cards will be deactivated as of 7/18
    - iii. Email & traditional mail statement of accounts to be sent end of July
    - iv. In subsequent years, late notices to go out with current year dues statements
    - v. Proceed with liens in August for non-payers
5. Old Business
  - a. Adoption of Board Code of Conduct
    - Discussion regarding ability to enforce raised, as well as expressed need for watching language. Motion to adopt Code of Conduct as written by Shawn Otto, Second by Kerri Dehn, 1 Nay : Motion Carries
6. New Business
  - a. Pool Rules
    - i. Compare what is posted on site at pool vs online
      - John read through online rules vs posted at the Pool vs Facebook posts, revising all to be consistent, all rules to include Pets Not Allowed IN Pool Area, removing last person leaving is to turn off music as it is on timer now, idea to move speakers to new pump house, volume set at 45 & use logic for type of music (no vulgar lyrics), take all belongings that you came with even if planning to return next day, smoking is only allowed on property as allowed by state law & never IN pool area including vaping, updating “responsible adult” to “legal adult (18+)” in regards to those monitoring children <14 years old, no PDA
      - Question from resident about dress code for pool area, discussion surrounding perhaps add statement about Family Friendly/Oriented & dress/act accordingly
      - Suggestion to add Pool Hours to sign
  - b. Identify next steps for C&R proposal to modify restrictions on sheds
    - i. Establish team (need neighborhood volunteers)
      - Mike Vejar & Cheryl Graham volunteered to be on the team
      - Janie to share with the group a letter proposed by a neighbor outlining his success
    - ii. Draft language of new restrictions
      - Board reviews, once agrees send to lawyer to “legalese” it
    - iii. Schedule town hall meetings to present proposal
  - c. Board member resignation
    - i. Need new Communications Director & C&R Director

- ii. After discussion, Bill Moser stepping into C&R Director & John Rice taking on dual role of Communications Director with backup/assist from Janie Cunningham
    - Jason Greenwell moved for appointment, Second by Shawn Otto : Motion Carried
7. Director Updates
- a. Events – Martyna Warren and Megan Taulbee
    - i. Summer Party recap
      - Small, but nice
    - ii. Bike Parade recap
      - 30ish participants between bikes, roller blades, power wheels and golf carts, will continue to have, need to add popsicles/refreshments to budget
    - iii. Upcoming events and Food Trucks
      - Discussion regarding Back To School Movie Night – have picnic, followed by movie night, add to a Friday in August
      - August – Meeting with the Mayor – 8/26 @ 6:00, going to request County Commissioner to be present as well
      - September - Need to add food trucks on Fridays
      - October – JNLA, NNO – food trucks, vendors?, health fair? Discussions to continue
      - November – no events
      - December – Sweets with Santa
      - At JNLA’s Trivia Night, Martyna Warren applied for & was awarded a grant of \$500 from JNLA to go towards \$200 event, \$300 signage grant
      - Discussing regarding split of duties & budget between Martyna & Megan
  - b. Pool – Shawn Otto
    - i. Crack in a pipe, while waiting for upcoming appointment to get it fixed the Health Dept showed up for an inspection. The cracked pipe was the only violation. They will return for another check in September. Crack has been repaired, all else great.
  - c. C&R –
    - i. Violations Update
      - 1 violation for parking, resolved
      - Request for no parking sign on one side of 21<sup>st</sup> Century at the curve, open discussion & asking Mayor/Commissioner at Mayor Meeting in August
  - d. Facilities – Katie Unruh
    - i. Monthly update - sent ahead of time, no questions
    - ii. Online waiver update – everything works!
  - e. ACC – Kerri Dehn
    - i. Requests submitted
      - 1 request for A-frame Playset, approved, no issues
    - ii. Online form update and testing – still in the works, but close
  - f. Special Projects – Jason Greenwell
    - i. Expansion project update
      - Discussion about resurveying second lot to make it be one big lot, would save on property taxes. Rendering shown of projected building & amenities.
      - Discussions regarding if starting pool house revamp vs. adding amenity first. Cost concern of commercial play grounds vs upscale residential brought up, no current resolution. .
    - ii. Next Steps
      - Proposed to build small 3 person team + Jason to lead, idea to complete one project at a time, i.e. playground, then bathrooms, then basketball court, etc, with order voted on by neighborhood
      - Timeline: Town Halls February, Final Vote April, Construction Summer 2026
8. Open Discussion
9. Adjourn Motion to Adjourn at 8:38 by Jason Greenwell, second Cheryl Graham: Motion Carried