



Whispering Oaks II
HOA • POOL • RECREATION CENTER

WOII HOA Board
Meeting Minutes
Monday, August 11, 2025
7pm

- Call to Order – John Rice 7:01 PM
- Roll Call of board members and residents
 - a. Present: John Rice, Janie Cunningham, Cheryl Graham, Shawn Otto, Jason Greenwell, Kerri Dehn, Megan Taulbee, Bill Moser, Nikki Hollis
 - b. Absent: Katie Unruh
 - c. Online: Martyna Warren, Ann Brown
 - d. Residents Present: Kayla Nichols, Jeff Kersing, John Mussler
- Approval of July Meeting Minutes (please read before meeting)
- Motion to Approve: Janie Cunningham, Second Cheryl Graham, unanimously approved
- Treasurer's Update – Nikki Hollis
 - a. P&L Report, Budget Report, Balance Sheet, Dues update for 2025
 - i. 75781 -checking, 66055 savings
 - b. Review accounts receivables
 - i. 20 unpaid, some multiple years
 - ii. Collected \$76K
 - iii. 5 paid pool parties
 - iv. Expenses just under \$10k, about 11% of budget
 - c. Process and timeline for late/non-payment
 - i. Last push this week, decisions on which neighbors to put liens on & small claims court by next meeting
- Old Business
 - a. Pool Rules
 - i. Decided to go ahead and purchase this year to prevent price increase
- New Business
 - a. Signage Refresh and Replacement Options to use the \$300 grant from JNLA
 - i. Clubhouse –
 - ii. Mailbox refurbished –
 - iii. Directional signage on Pleasant Run -
- Director Updates
 - a. Events – Martyna Warren and Megan Taulbee – duties have been outlined
 - i. Summer's End Party 8/22
 - Volunteers?
 - 2 food trucks (The Scoop and Tequila & Mezcal)
 - Yard Games
 - Movie night @ 9pm/dusk, suggestions for movie, Discussion about what movie to watch, FB poll for options
 - HOA covering snacks & drinks for kids during movie
 - Flyers ready by Friday
 - ii. Meeting with Mike Moore, Jeffersonville Mayor
 - Tuesday 8/26 @ 6pm
 - 23 RSVPs
 - Opened it to Skyline Acres
 - Volunteers Needed – Monday 8/25
 - Food/Snacks – Use snacks we already have
 - iii. Upcoming Food Trucks
 - September is Booked!!
 - iv. Need to clean out Events Closet
 - v. Millers Country Cupboard confirmed for NNO on 10/7, 5:30-7:30

- b. Pool – Shawn Otto
 - i. [September 29 – Closing Date](#)
- c. C&R – Bill Moser
 - i. Violations Update
 - [Mostly trashcans & grass](#)
 - [1 Final Notice for weeds, good through 8/18 before fined issued](#)
- d. Facilities – Katie Unruh
 - i. Monthly update
 - [Weeds – Going to contact Third Party to clean up beds & landscaping](#)
 - [Contacting Door Options, No responses yet](#)
 - ii. Online waiver update
- e. ACC – Kerri Dehn
 - i. Requests submitted
 - [1 For the Month: Deck Expansion, looks in order, approved](#)
 - [Transitioning to all electronic going forward](#)
- f. Special Projects – Jason Greenwell
 - i. Expansion project update
 - [Bluegrass giving first set of plans by Friday](#)
 - ii. Next Steps
 - iii. [Getting 2 other estimates to shop & compare](#)
 - iv. [Decide on what age level playground & surface type](#)
- Open Discussion
 - a. [One neighbor present, asked to waive late fee. Motion to approved waiver by Shawn Otto, second by Jason Greenwell. 1 opposed. Motion passed, late fee waived](#)
 - b. [One neighbor brought up concern about unkempt lawns & weeds, would prefer a tighter reign on up keep, discussion regarding complaint/violation process, putting on agenda for next month to review timing of weed violation resolution](#)
- Adjourn – [Jason Greenwell motion to adjourn @ 8:19, Second by Kerri Dehn, Pass – ADJOURNED!](#)