



WOII HOA Board
Meeting Minutes
Tuesday, October 13, 2026
7pm

1. Call to Order at 7:02pm by Molly Dabirinze
2. Roll Call of board members and residents
 - a. Present: John Rice, Cheryl Graham, Nikki Hollis, Molly Dabirinze, Shawn Otto, Trevor Magruder (online), Kerri Dehn (online), Jason Greenwell, Martyna Warren, Megan Taulbee (online)
Absent: Katie Unruh, Matt Montgomery
 - b. Residents: Raul Meza, Ashley (online), Bill Moser
3. Approval of September Meeting Minutes
 - a. Motion to approve by Jason, second by Cheryl.
 - b. Minutes approved.
4. Raul Meza (Resident) – C&R Appeal (mailbox design) – Raul made his case to leave the mailbox as is. Covenants clearly state that mailbox cannot be modified. C&R cannot change without neighborhood consent. Motion denied and mailbox must go back to original. Agreed to paint black by end of the year.
5. Treasurer's Update – Nikki Hollis
 - a. Still in the process of moving the QuickBooks over to new platform, so hoping to have September reports done by end of the month.
 - i. Received partial payment from 1 past due account; not from 2 others or bankruptcy
 - b. No update regarding greenhouse; will follow-up with attorney, then see how to proceed
 - c. Seeding at entrance has been completed; issues with trucks driving over it; looking for solution (i.e. boulders)
 - i. Will contact Eddie to see about ownership of area
6. Old Business
 - i. Mailboxes – Need to have all mailboxes to be nice and neat, and have new numbers. John has numbers; going to look into how to distribute to houses that need them (roll is \$35).
 - Vinyl or paint options
 - ii. National Night Out (Martyna) - Was successful overall
 - Discussion about moving it back to August for better attendance and volunteers; would lose around \$500 donated; need to get exception to get money; look into it in May to decide
 - Need more volunteers (i.e. available board members) to be able to do more things and have more food
7. New Business: - N/A
8. Director Updates:
 - a. Events – Martyna Warren and Megan Taulbee
 - i. Paint and Sip coming up soon – Verified people signing up are actually residents
 - ii. WO2 Veterans – Send out Facebook post again to honor veterans in the neighborhood
 - b. Pool – Shawn Otto
 - i. Pool is closed but not everything put up yet; tarp to be up by the weekend
 - ii. Need to get plumber out to winterize
 - c. Communications – John Rice
 - i. Newsletter updates – Paint and sip, Santa teaser, mailbox numbers
 - d. C&R – Molly Dabirinze
 - i. Violations – 12 total in September; all resolved
 - ii. Cottage Porch Business – Need guidelines set – Needs more research
 - Ashley (Resident) suggested Small Business Saturday for neighbors selling their goods
 - iii. Lost pet scanning station – Molly will look more into the details
 - iv. Trespassing/Fences requiring back gates – Complaint on Cookie Drive visited by Molly and Cheryl; will send letter about easement for utility use; request for requiring all fences built to have gate in the back to mow
 - v. Yard of the Month Nominations – 2 nominees (6232 21st Century and 6206) – 6232 is your winner

- vi. Halloween decorating contest – Communication to be sent out; send in pictures for nominations and vote via Facebook
- e. Facilities – Katie Unruh
 - i. Skyline Acres access to clubhouse – Not done in the past; will look at it again in April/May
- f. ACC – Kerri
 - i. 5 Requests – All approved (1 driveway extension, 1 in-ground pool and fence, 1 fence, 1 driveway and sidewalk extension, and accessory structure)
- g. Special Projects – Jason Greenwell
 - i. N/A
- 9. Open Discussion - None
- 10. Meeting was Adjourned at 8:31 pm.
 - a. Motion by John and seconded by Cheryl. Meeting ended.