



WOII HOA Board
Meeting Minutes
Monday, May 12, 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, Nikki Greenwell, Nikki Hollis, Mellanie "MJ" Hunter; Shawn Otto
 - b. **Board members absent:** Jannie Cunningham
 - c. **Residents present:** Bill Moser, Jason Greenwell, Amy Bond, Martee
3. Approval of April 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, Budget Report, Balance Sheet, Dues update for 2024
 - i. Cash \$15,054 checking; Savings \$64,033 (*corrected 6/9/2025*)
 - ii. P & L – through April is on track
 - iii. 8 residents past due
 - b. Next steps for unpaid residents:
 - i. Moved forward to Small Claims Court on behalf of the HOA to get restitution for past dues owed
 - ii. Adding this to newsletter as well
5. Old Business
 - a. Lot Expansion – dirt leveled and graded - seeding and straw coming this week
 - b. Expansion Project Update – Nikki Hollis
 - i. Site measurements have been completed
 - ii. Next:
 - Architectural and Construction drawings
 - Cost estimates
 - c. Annual Meeting – June 14, 2025
 - i. Meeting at 10am
 - ii. Mail Packets: week of May 27-30
 - Ballot, Proposed Budget, Agenda, YTD P&L
 - Board members to stuff ballots: Sunday, June 1 @ 6:00 p.m.
6. New Business
 - a. Violation Discussion:
 - i. Resident appeared to learn more about what makes a yard fixture compliant.
 - ii. Resident complied with the ask
 - iii. HOA Board will discuss and follow-up
7. Director Updates
 - a. Events – Martyna Warren
 - i. May 17 – Spring Yard Sale plus food truck from 11-2:00 p.m. at Clubhouse
 - ii. Summer party/picnic – Date TBD – mid June or Mid July
 - iii. JLA Trivia Night – A Board member needs to attend in order for us to get the reimbursement for National Night Out
 - b. Pool – Shawn Otto
 - i. Pool water tested 5.12.25. We will get results in a few days
 - ii. We will notify neighbors when the pool will be open
 - c. C&R – Mike Smith
 - i. Violations Update:
 - 5 violations in April – weeds, livestock, lights, loose cats

- d. Facilities – Katie Unruh
 - i. Three quotes for chimney replacements as hail busted through the mortar
 - ii. Estimate between \$2,400-\$4,000 – depending on if we replace the chase cover
 - iii. Insurance adjuster is coming to look at roof as well in the coming week.
 - e. Communications – MJ Hunter – no updates
 - f. ACC – John Rice - 3 new requests; 2 conditionally approved awaiting actual permits (in ground pool and porch addition)
8. Open Discussion - none
9. Adjourn @ 8:05 p.m.
- a. 1st: Mike Smith
 - b. 2nd: Katie Unruh