



Whispering Oaks II
HOA · POOL · RECREATION CENTER

**WOII HOA Board
Meeting Minutes
Monday, April 13, 2026
7pm**

1. Meeting was called to order by John Rice at 7:01pm.

2. Roll Call of board members: Online - John Rice, Jason Greenwell, Shawn Otto, Megan Taulbee, Kerri Dehn, and In-Person – Nikki Hollis, Cheryl Graham, Martyna Warren, Bill Moser.
 - Residents: Steve Gossman, Steve and Mark Cundiff, Matt & Tori Montgomery

3. Approval of March Meeting Minutes
 - Question was raised who should take minutes, we are recording the meeting since the secretary is running a little late to the meeting.
 - Motion to approve by Nikki, second by Katie, minutes passed.

4. Treasurer's Update – Nikki Hollis
 - P&L Report, Budget Report, Balance Sheet, Dues update for 2025
 - Monthly reports will be sent out in e-mail to board members and posted online, were not available for the meeting.
 - Nikki is also working on the tax return for the HOA for the year.
 - Small claims – nothing new, wanting to send out the bills one more time using paypal to see if that gets any more paid.

5. Old Business
 - Shed Restrictions Proposal Update
 - Will be sent in e-mail and posted on website for review (under annual meeting docs), this will be sent out to the board prior to being posted

online. John will give a heads up before sending out so the board is aware and can answer any questions that may come up.

- Online Q&A Sessions will be scheduled for 4/27 @ 7pm, 5/3 @ 3pm, and 5/22 at 8pm (scheduling TBD).
 - Purpose of the Q&A sessions is to listen to concerns and convey new proposed restrictions

6. New Business

- Discuss planning townhalls/listening sessions for Capital Improvement (tabled until more information is available).
- Annual Meeting Preparation
 - Annual Meeting will be on Saturday, June 13th at 10am
 - The meeting will be held in the great room (overflow on the pool deck?)
May need to rent extra chairs
 - Meeting packet information and ballots to be distributed by May 30th
 - Budget meeting to discuss 2026-2027 Budget Items, will be scheduled for the board meeting time to review as a group.
 - Request for those wanting to run for a board position in the next 2 newsletters. 6 open positions.

7. Director Updates

- Events – Martyna Warren and Megan Taulbee
 - Recap Easter Egg Hunt
 - Fun Craft Workshop – April 26th, 3-5pm. Father’s day, Mother’s day, Birthday cards, foods/drinks
 - Megan has already started working food trucks for Food Truck Fridays, also food truck for the yard sale
 - Dumpster is being dropped off yard sale week
 - Event sponsorship discussion
- Pool – Shawn Otto
 - Clean up date: 4/25/26 @ 1100. Tentative pool opening: 5/11/26 if weather allows, or 5/28/26.

- Needs chairs are in transit for delivery
- Communications – John Rice
 - Newsletter Requests? Email any request to John
- C&R – Bill Moser
 - Violations Update: yard weeds continue to be an issue
- Facilities – Katie Unruh
 - Monthly update: Landscaping and pest control prior to pool opening
 - Door Replacement: Door color choices. Should be replaced prior to pool opening
 - Lighting Upgrades: Exterior clubhouse lights. Should be replaced prior to pool opening
- ACC – Kerri Dehn
 - Requests submitted: Playground request - approved, Greenhouse request - motion to deny by Cheryl, second by Katie, approved to deny
- Special Projects – Jason Greenwell
 - Capital Improvement Update: Hoping to get this ready for Annual meeting voting
 - Resident made a recommendation to encourage some sweat equity/volunteer in addition paying annual dues.

8. Open Discussion

None

9. Adjourn: motion by Cheryl, second by Martyna. Meeting adjourned at 8:11pm