



WOII HOA Board
Meeting Agenda
Monday, March 10, 2025
7pm

1. Call to Order – John Rice 1 min
 - a. No online attendees
 - b. Neighbor attendees in room: Bill Moser, Todd Hollis, Mike Vejar
 - c. Board Members: Cheryl, Nikk G, Mike, Jason, Nikk H., Shawn, John, Katie, Martyna
2. Roll Call of board members and residents 2 mins
3. Approval of February Meeting Minutes (please read before meeting) 2 mins
 - a. Minutes passed ; all in favor
4. Treasurer's Update – Nikki Hollis 5 mins
 - a. P&L Report, Budget Report, Balance Sheet, Dues update for 2024
 - i. Nikki H. reviewed the provided treasurer reports; on track with 3 months left in budget
 - ii. Nikki H. recommends a closed meeting is scheduled with the budget owners for better collaboration and transparency of what needs to go in the budget, vote for what should be in
 - iii. Nikki G. – asked that each budget owner sends in their recommendations prior for review to help trim down the duration of the separate meeting. 1 week before next months meeting send to John, then John to compile and distribute, then Board to review in the April meeting together
 - iv. Annual Meeting should be scheduled a minimum of 10 days after the first of the Month in June to allow for May budget finalization to enable the mailing 10 days prior to annual meeting
 - Bylaws to be checked for timeframe to send the proposed budget by annual meeting date
 - v. John to add to newsletter about gaining additional email contacts
 - b. 3 property liens will be released
 - i. 2 neighbors replied off the additional email campaign and paid
5. Old Business
 - a. Clubhouse roof & chimney repair 5 mins
 - i. Chimney repair complete, drywall and paint est obtained, discussion agreed to leverage the funds available in the budget to fix both sections and paint the full room
 - b. Expansion Project Update – Nikki Hollis 10 mins
 - i. Updates since January meeting (no update in February)
 - ii. Discussion around meeting with contractor and architect
 - Board agreed to move forward with the proposal to obtain the quotes and next steps are included in the defined/approved budget
 - Intent is to have this ready to include in the Annual meeting for neighbor vote
 - c. Whispering Oaks 1 Communication for May 2025 – April 2026 period
 - i. Feb meeting approved to continue with another year, John will now send the communication to the WO1 residents and notify of the extension opportunity
 - d. Pool Party Communication campaign (mailbox drop?)
 - i. Feb meeting approved to continue with another year, John to prepare a printed spring newsletter for mailbox drops
 - Would include pool party updates
 - Upcoming events (easter egg hunt)
6. New Business
 - a. Lot Expansion – dirt leveling, grading and seeding
 - i. Eddie has offered to level, grade
 - ii. Discussion on seeding the expansion lot, which would have a cost, John is obtaining the quote
 - b. Seeding at Pleasant Run entrance
 - i. no additional cost
 - c. Annual Meeting Preparations – Board Openings (8)
 - i. John wrote a summary for MJ to include in the newsletter
7. Director Updates 10 mins
 - a. Events – Martyna Warren

- i. Purchased candy eggs, asked how many eggs were used last year – approx 1000,
 - ii. Event will be on 4/19 10a-12p, Martyna to send details to MJ to be included in the newsletter
 - iii. No update on food trucks yet
 - iv. Todd Hollis recommended the Louisville Food Truck organization to reach out too for options
 - v. Mike asked about Spring Yard Sale and we should have a few food truck options come on that day
 - vi. Martyna asked if a neighbor can be paid for services provided, specifically around taking pictures for the easter egg hunt, possibility is there if it needed
 - b. Pool – Shawn Otto
 - i. Health dept application has been turned in, need to get the stuff off of the pumphouse floor by 4/21
 - ii. Nikk G. going to Watson to look for table replacement options for the white table
 - iii. Shawn asked for the replacement lounge chairs to go ahead and be ordered, \$3200.00 left in this years budget
 - c. C&R – Mike Smith
 - i. Violations Update
 - ii. Asked for MJ to include lawns, parking and trash cans in next newsletter
 - d. Facilities – Katie Unruh
 - i. Remove the deposit requirement
 - ii. Add the requirement to electronically respond and agree
 - e. Communications – MJ Hunter
 - i. Be sure to send any notes for the newsletter to MJ by noon tomorrow
 - f. ACC – Jason Lewis
 - i. Thursday 3/13 will be Jasons last day as a resident – has formally resigned his position from the board
 - ii. Gene (the fence installer) said he is installing another fence, has not completed the paperwork
8. Open Discussion
- a. Katie to send an email to the users of the great room for the past year and ask about furniture and kitchenette options
- 5 mins
9. Adjourn

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Meeting ID: 767 454 2975

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