



WOII HOA Board
Meeting Minutes
Monday, June 9, 2025

1. Call to Order at 7:02pm – John Rice
2. Roll Call of board members and residents
 - a. **Board members present:** John Rice, Martyna Warren, Nikki Hollis, Janie Cunningham, Cheryl Graham, Mike Smith, Mellanie “MJ” Hunter, Shawn Otto and Katie Unruh
 - b. **Board members absent:** n/a
 - c. **Resident present:** Nikki Greenwell, Jason Greenwell, and Mike Vejar
3. Approval of May Meeting Minutes
 - a. Nikki Hollis requested a correction to the savings account amount in May minutes, correcting to \$66,033.
 - b. Motion to approve minutes with correction by Janie, 2nd by Cheryl. Motion carried and minutes approved.
4. Treasurer’s Update – Nikki Hollis
 - a. P&L Report – budget came in approximately \$10,741 versus budget for the year. Expenses were under by \$3,752 and Income was above projected by \$6,929, Much of the overage in income came from the WO1 pool membership dues.
 - b. Balance Sheet – 5.31.25 balance sheet shows checking account at \$9,096, savings account at \$66,044, with combined assets of \$75,140.
 - c. Dues update for 2024 – we have received correspondence for the bankruptcy; Nikki has sent this to our attorney and will follow up on next steps. There is also a form that needs to be filled out to be a representative of the HOA, Nikki will follow up to get this form completed so we can file small claims against the 2 residents who are past due more than 2 years of dues.
5. Old Business
 - a. Annual Meeting – June 14, 2025 at 10am
 - i. Discussion around setup time, tear-down, and responsibilities during the annual meeting.
 - ii. Discussion around ensuring that we are keeping track of attendance and counting the ballots and online votes and not double-counting in-person neighbors who may have already voted.
 - iii. John will order donuts and coffee for the meeting.
6. New Business
 - a. Appointing Secretary position
 - i. Discussion around the necessity to appoint someone on the board as the interim secretary for the annual meeting.
 - ii. Motion to appoint Cheryl Graham as the interim secretary made by Shawn, 2nd by Katie. Motion carried.
 - b. Summer Party Information and update – Martyna Warren
 - i. The summer party will be on Friday, June 20th from 6-8pm
 - ii. There will be games, door prizes, and the pool will be open.
 - Cornhole, Connect Four, Hatchet throwing
 - Kona Ice will be available for kids for free for the first 100 drinks
 - iii. Residents encouraged to bring chairs!
 - iv. Facebook post to request helpers for setup and tear down.
 - c. Clubhouse Roof and Chimney Repair
 - i. Katie presented options in an email regarding the repair of the chimney and roof where there is a leak.
 - ii. Nikki stated that the insurance has allocated funds for repair and replacement of items from the hail damage, however, the detailed repair items were left at home and could not be reviewed. Nikki will get these items to Katie.
 - iii. Nikki made a motion to obtain quotes for insurance related repairs and an updated quote to repair the chimney and present at the next meeting once the budget has been determined for the current year. 2nd by Katie. Motion carried.

7. Director Updates
 - a. No director updates due to Annual Meeting
8. Open Discussion
 - a. Discussion around street parking and safety on the curves within the neighborhood. John will send a message to the street department to see if there is anything the street department is able to assist with to improve safety. The main concern was when neighbors were parking on both sides of the street, emergency vehicles would not be able to get through in the event there is an emergency.
9. Adjourn at 7:41pm
 - a. Motion to dismiss by Martyna, 2nd by Cheryl. Motion Carried.