



# Whispering Oaks II

HOA • POOL • RECREATION CENTER

## WOII HOA Board Meeting Minutes Monday, August 11, 2025

7pm

- Call to Order – John Rice 7:01 PM
- Roll Call of board members and residents
  - a. Present: John Rice, Janie Cunningham, Cheryl Graham, Shawn Otto, Jason Greenwell, Kerri Dehn, Megan Taulbee, Bill Moser, Nikki Hollis
  - b. Absent: Katie Unruh
  - c. Online: Martyna Warren, Ann Brown
  - d. Residents Present: Kayla Nichols, Jeff Kersing, John Mussler
- Approval of July Meeting Minutes (please read before meeting)
- Motion to Approve: Janie Cunningham, Second Cheryl Graham, unanimously approved
- Treasurer's Update – Nikki Hollis
  - a. P&L Report, Budget Report, Balance Sheet, Dues update for 2025
    - i. 75781 -checking, 66055 savings
  - b. Review accounts receivables
    - i. 20 unpaid, some multiple years
    - ii. Collected \$76K
    - iii. 5 paid pool parties
    - iv. Expenses just under \$10k, about 11% of budget
  - c. Process and timeline for late/non-payment
    - i. Last push this week, decisions on which neighbors to put liens on & small claims court by next meeting
- Old Business
  - a. Pool Rules
    - i. Decided to go ahead and purchase this year to prevent price increase
- New Business
  - a. Signage Refresh and Replacement Options to use the \$300 grant from JNLA
    - i. Clubhouse –
    - ii. Mailbox refurbished –
    - iii. Directional signage on Pleasant Run –
- Director Updates
  - a. Events – Martyna Warren and Megan Taulbee – duties have been outlined
    - i. Summer's End Party 8/22
      - Volunteers?
      - 2 food trucks (The Scoop and Tequila & Mezcal)
      - Yard Games
      - Movie night @ 9pm/dusk, suggestions for movie, Discussion about what movie to watch, FB poll for options
      - HOA covering snacks & drinks for kids during movie
      - Flyers ready by Friday
    - ii. Meeting with Mike Moore, Jeffersonville Mayor
      - Tuesday 8/26 @ 6pm
      - 23 RSVPs
      - Opened it to Skyline Acres
      - Volunteers Needed – Monday 8/25
      - Food/Snacks – Use snacks we already have

- iii. Upcoming Food Trucks
    - September is Booked!!
  - iv. Need to clean out Events Closet
  - v. Millers Country Cupboard confirmed for NNO on 10/7, 5:30-7:30
- b. Pool – Shawn Otto
  - i. September 29 – Closing Date
- c. C&R – Bill Moser
  - i. Violations Update
    - Mostly trashcans & grass
    - 1 Final Notice for weeds, good through 8/18 before fined issued
- d. Facilities – Katie Unruh
  - i. Monthly update
    - Weeds – Going to contact Third Party to clean up beds & landscaping
    - Contacting Door Options, No responses yet
  - ii. Online waiver update
- e. ACC – Kerri Dehn
  - i. Requests submitted
    - 1 For the Month: Deck Expansion, looks in order, approved
    - Transitioning to all electronic going forward
- f. Special Projects – Jason Greenwell
  - i. Expansion project update
    - Bluegrass giving first set of plans by Friday
  - ii. Next Steps
  - iii. Getting 2 other estimates to shop & compare
  - iv. Decide on what age level playground & surface type
- Open Discussion
  - a. One neighbor present, asked to waive late fee. Motion to approved waiver by Shawn Otto, second by Jason Greenwell. 1 opposed. Motion passed, late fee waived
  - b. One neighbor brought up concern about unkempt lawns & weeds, would prefer a tighter reign on up keep, discussion regarding complaint/violation process, putting on agenda for next month to review timing of weed violation resolution
- Adjourn – Jason Greenwell motion to adjourn @ 8:19, Second by Kerri Dehn, Pass – ADJOURNED!