



Whispering Oaks II
HOA • POOL • RECREATION CENTER

WOII HOA Board

Meeting Minutes

Tuesday, August 11, 2026

7pm

1. Call to Order at 7:02pm by Matthew Montgomery
2. Roll Call of board members and residents
 - a. Present: John Rice (online), Cheryl Graham, Jason Greenwell, Martyna Warren
Kerri Dehn (online), Nikki Hollis, Shawn Otto, Megan Taulbee (online), Trevor Magruder, Matthew Montgomery, Molly Dabirinze
Absent: Katie Unruh
 - b. Residents: Bill Moser
3. Approval of June Meeting Minutes
 - a. Motion to approve by Nikki Hollis, second by Cheryl Graham
 - b. Minutes approved.
4. Treasurer's Update – Nikki Hollis
 - a. At the end of July, there is \$71,239 in the bank account, \$68,978 in savings account. 19 unpaid dues (from 33 last month), nearly \$6K not collected. 3 collection letters went out. Spent almost \$18K in past 2 months. Quickbooks being transferred to new platform in next week. Need to release a few liens, including new one for re-finance.
 - b. Lien release forms to be created and signed by Matthew and Trevor, and get notarized.
5. Old Business
 - a. Resident Discounts
 - i. No new company discounts
 - b. Fire Department
 - i. Given 2 new keys in lockbox; no box by pool
 - c. Lawn Cure – Not treating near pool during summer months; got 2 quotes for new companies
 - d. Moving Light Pole
 - i. REMC wanted to charge \$450 to move it; Have resident contact Landmill to pay for it. Motion presented by Shawn to offer to pay for half (\$225), if Landmill doesn't pay for it, 2nd by Nikki and passed 7-2, with 1 abstain.
 - e. Code of Conduct
 - i. Motion presented by John and 2nd by Cheryl. Passed 7-2-2
6. New Business
 - a. Events – Martyna Warren and Megan Taulbee
 - i. Food Trucks
 - Scheduled all thru October, still working on National Night Out.
 - ii. Paint and Sip
 - Scheduled for 10/17; adults (21+) only and will cost \$25 with board to cover; 25 people only and Schedule Genie to go out in September.
 - iii. Movie Night
 - Looking for another night, possibly in September
 - b. Pool – Shawn Otto
 - i. Health department inspection came back good; they want sign posted on door "Danger Hazardous Chemicals". Had chemical imbalance (cloudy), but was fixed.
 - c. Communications – John Rice
 - i. New Resident Packet – Updated (i.e. covenants, dues, etc) and samples distributed. New magnets cost \$50;
 - ii. Welcome team – John, Cheryl, and Shawn to create text group and go out and deliver new packets.
 - iii. Dues need updating on builder website
 - iv. Send announcement to neighbors to report issues if they see them; don't rely on HOA to see it
 - v. Special Assessment Survey – Send out options to see what people willing to pay

- d. C&R – Molly Dabirinze
 - i. 33 total violations; mostly lawn and weeds; 1 dealing with greenhouse, and 1 dealing with pond in front yard (look to have city come out and look at for safety issues)
 - ii. Blue mail box – HOA to send letter to homeowner that they need to send request to ACC
 - iii. Yard of the Month – First month winner is the Moser’s home. Going forward, nominations given bby the board and voted on at meeting. Nominations need picture of yard and winner will be interviewed for the newsletter.
 - iv. Fines – No motion needed to fine violators. Violators will be sent 30 day letter; if not taken care of, a 14 day letter will be sent letting them know of \$50 fines to start on set date.
- e. Facilities – Katie Unruh
 - i. N/A
- f. ACC – Kerri Dehn
 - i. 6 total requests; 4 approved and 2 denied (1 for now). Approved was a fence, storage shed, patio expansion with retaining wall, and in-ground swimming pool. Denied was storage shed with wrong material and driveway extension that we needed electrical information that was not received.
- g. Special Projects – Jason Greenwell
 - i. N/A
- 7. Open Discussion - None
- 8. Meeting was Adjourned at 8:15pm.
 - a. Motion by Jason Greenwell, Second by Shawn Otto. Meeting ended.