



WOII HOA Board
Meeting Minutes
Monday, August 12, 2024
7pm

1. Call to Order – John Rice @ 7:01 p.m
2. Roll Call of board members and residents
 - a. Board members present: John Rice, Martyna Warren, Mellanie “MJ” Hunter, Jason Lewis, Ann Brown, Katie Unruh, Mike Smith, Shawn Otto, Nikki Greenwell; Nikki Hollis; Stacey Donnelly; Deanna Fisk
 - b. Board members absent:
 - c. Residents: Cheryl Graham, Mike Vejar; Bill Moser; Jason Greenwell; Karen Wigginton; Todd Hollis
3. Approval of July Meeting Minutes (please read before meeting)
 - a. Motion carried
 - i. 1st: Mike Smith
 - ii. 2nd: Katie Unruh
 - iii. Abstain: Nikki Hollis
4. Treasurer’s Update – Nikki Hollis
 - a. P&L Report, Budget Report, Dues update for 2024
 - i. P & L through end of July is running as planned; Checking and Savings total: \$129,573; Total AR: \$8,700
 - ii. We have 16 neighbors who still owe dues for this year.
 - Motion by Nikki Greenwell to remove keycard access beginning August 15 and apply the first round of late fees. Lien will be placed on unpaid dues on September 15.
 - a 2nd: Mike Smith
 - b Motion carried
 - iii. Liens have placed on neighbors with unpaid HOA dues from last year.
 - iv. Expenses are normal; extra expenses on workout center repairs in July
 - v. Action: Directors, look at your budget area to make sure postings are in right spot.
5. Director Updates
 - a. Events – Martyna Warren and Stacey Donnelly
 - i. Safety event was well received and good turn out
 - ii. Food Truck Fridays
 - Fireside’s Tender Vendor: 5-8 p.m. August 23
 - Mar Concessions Smokehouse: 5-8 p.m. August 30
 - Flow’s BBQ: 5-8 p.m. September 20
 - Suggestion:
 - a Start planning for food truck season next year now.
 - b Ask vendors for headcount success to be able to share with other vendors we invite.
 - iii. National Night Out – Block Party – We will have \$750 from JNLA to use towards our expenses.
 - Tuesday, October 1 – 5:30-7:30 p.m.

- b. Pool – Shawn Otto
 - i. Pool closing sometime in mid to late September, depending on weather.
 - ii. Table replacement in process – delivery and setup on Thursday
 - iii. Next year – Will need to replace regular chairs and the white table
- c. C&R – Mike Smith
 - i. Violations Update
 - 22 notifications - most resolved
 - Several trailer violations/issues
- d. Facilities – Katie Unruh and Stacey Donnelly
 - i. Received quote from Louisville Glass for replacement and installation for commercial grade doors. – We set aside funds last year to replace three doors. Now we need to replace all five doors – recommend replacing with commercial grade doors. Received a quote from Louisville Glass for commercial grade doors with tempered glass - \$11,157.30 plus \$735 for trim from another vendor. (Louisville Glass does not do millwork)
 - ii. Motion by Nikki Hollis to table this until we get further estimates and determine what we can do with this year’s budget of \$4,500.
 - 2nd: Deanna Fisk
 - Motion carried
- e. Communications – MJ Hunter
 - i. Started sending out text messages July 22. To date, we have:
 - 142 SMS subscribers
 - 349 email subscribers
- f. ACC – Jason Lewis
 - i. Fence violation with Gene again. This is a reoccurring theme. Jason warned that if done again, he will no longer be welcomed to do business here.
 - ii. Suggestion:
 - Follow-up with LandMill and Lisa Dunlap regarding recommendations for work in the neighborhood.
 - One page new neighbor checklist – things to be mindful of
 - iii. Motion by Nikki Greenwell to contact legal counsel to see best next steps to prevent a vendor from working in the neighborhood
 - 2nd: Mike Smith
 - Motion carried

6. Current Projects

a) Expansion Project – Board Discussion

- a. Update on meeting from August 8 – (several board members met to discuss strategy and approach)
- b. Discussion about participation in past neighborhood surveys – about 40%
- c. Highlight that doing financial improvements to the lot will require 2/3 approval from neighbors
- d. No conclusion reached.

b) Entrance Landscaping Update – Nikki Greenwell

- a. Urns are in and have been placed. Grant Line is coming on Wednesday to level and add flowers to them, replace dead bush, and perform seasonal maintenance to entrances and clubhouse

c) Clubhouse Improvements – Katie Unruh – see door discussion above

d) Cleaning Contract Discussion – Deanna Fisk

- a. Will be discussed at next monthly Board meeting

7. Adjourn

- a. Motion to end carried at @8:30 p.m.
 - i. 1st: Nikki Hollis
 - ii. 2nd: Nikki Greenwell