



**WOII HOA Board  
Meeting Minutes**

**Tuesday, July 9, 2024  
7pm**

1. Call to Order – @ 7:05 p.m. John Rice
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: none
  - c. Residents: Bill Moser, Jason Greenwell
3. Approval of June Meeting Minutes (please read prior to meeting)
  - a. Motion to approve carried – correct spelling of Rebecca’s last name - Muerer
    - i. 1<sup>st</sup>: Nikki H
    - ii. 2<sup>nd</sup>: Nikki Greenwell
4. Treasurer’s Update – Nikki Hollis
  - a. P&L Report, Budget Report, Dues update for 2024
    - i. On track
    - ii. 25 unpaid households for 2024 dues. Resend invoices with late fees included
5. Director Updates from June (former positions)
  - a. C & R – Uptick on trash cans. Lawns look better
  - b. ACC – Awaiting permit for fence on Whispering Way
  - c. Pool – Pool is looking good. Want to look into electronic testing for pool readings.
  - d. Facilities – Repairs to fitness center will be complete on July 12. Updates are coming to access the clubhouse. Stay tuned to announcements via email, social, text, and newsletter.
  - e. Events – We are eligible for the JNLA grant for National Night Out – October 1, 2024.
6. Presentation of New Board Positions
  - President – John Rice
  - Secretary – Ann Brown
  - Treasurer – Nikki Hollis
  - Facilities Director – Katie Unruh
  - Pool Director – Shawn Otto
  - Communications Director – Mellanie “MJ” Hunter
  - ACC Director – Jason Lewis
  - Event Director – Martyna Warren
  - C & R Director – Mike Smith
  - Facilities Assistant & Event Assistant – Stacey Donnelly
  - Pool Crew – Deanna Fisk
  - Pool Crew & Special Projects – Nikki Greenwell
  - a. Motion to approve slate carried
    - i. 1<sup>st</sup>: Jason Lewis

ii. 2<sup>nd</sup>: Mellanie "MJ" Hunter

7. Current Projects:

- a. Expansion Project – No new updates. Please see timeline provided at annual meeting and in the annual meeting notes.
- b. Entrance Landscaping Update – Curbing is complete. Ordered 10 planters for entrances and clubhouse
- c. Clubhouse Improvements – Working to get doors replaced. Cameras have been updated to wired. Remember, the clubhouse and pool close at 11:00 p.m. daily. Also, be mindful of the volume of your voices as they do carry to other neighbors' homes.

8. Open Discussion

- a. We are looking for a volunteer to deliver welcome packets and welcome new neighbors.
- b. Neighbors are free to put no solicitation stickers on their door/window. These can be purchased at any home improvement store.

9. Adjourn

- a. Motion to end carried
  - i. 1<sup>st</sup>: Jason Lewis
  - ii. 2<sup>nd</sup>: Mike Smith