



**WOII HOA Board**  
**Meeting Minutes**  
**Tuesday, May 14, 2024**  
**7pm - DRAFT**

1. Call to Order – John Rice @ 7:02 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, Ashley Suddeth
  - b. Board members absent: Drew Scovanner, Nikki Hollis; Nikki Greenwell
  - c. Residents: Bill Moser, Brian Dunbar, Doug F, Tracy Lockhart
3. Approval of April Meeting Minutes (please read prior to meeting)
  - a. Motion to approve minutes carried
4. Treasurer’s Update
  - a. P&L Report, Budget Report, Dues Update – Savings \$77,524; Checking \$36,173; Dues – still 10 homes outstanding – all liens have been placed on property. We are currently at 74% of budget through April
  - b. Whispering Oaks 1 Update (8 households interested)
    - i. They will pay \$500 per year and have two key cards for each paying household
    - ii. The revenue from this will go towards our common area updates, when voted on and approved at a future time.
  - c. Proposed 2024-2025 Budget – Dues to stay at \$325
5. Current Projects
  - a. Lot Purchase
    - i. Lot was Purchased on 5/13/2024
    - ii. Zoning Discussion – Received confirmation from City of Jeffersonville Zoning Official that we will not have to rezone
    - iii. Parcel combination – We will work with the county to combine our parcels into one large parcel.
  - b. Neighborhood Survey – MJ and Nikki Greenwell working together on next steps to leverage top options from the previous survey and then narrow down the new results to top items on a ballot including financial options. John will set up a meeting with MJ and Nikki to kick-off the project.
  - c. Annual Meeting – **Date: Saturday, June 29 Time: 11:00 a.m. with lunch at noon**
    - i. Board Nominations – 5 vacant spots; no residents attended the two different virtual Board Information sessions
    - ii. Ballots Mailed – first week of June
    - iii. Annual Meeting Packet – will contain meeting minutes from 2023, budget, letter to neighborhood; information on how to pay \$325 dues electronically. Must be paid by July 1 to avoid late fees.
    - iv. Letter to Neighborhood – first week of June
    - v. Request for digital sign-up by residents
  - d. Pool update: Bacteria test was performed on 5/14. After the results are back, the Health Department will come, inspect and hopefully issue permit to open. Would like to have it open by Memorial Day weekend.

- e. Safety Event – August 7, 14 or 21 – These are the dates Sgt. Tharpe is available. We are looking at August 7 around 5:00 or 6:00 p.m.
- 6. Open Discussion
  - a. Restrictions – Resident asked for clarification of processes. Remember, the entire neighborhood is part of the HOA and is empowered to report. The Board addresses the reporting from neighbors.
- 7. Adjourn @ 8:00 p.m.
  - a. Motion to adjourn meeting carried
    - i. 1<sup>st</sup>: Ann Brown
    - ii. 2<sup>nd</sup>: Katie Unruh

**Join Zoom Meeting**

<https://us06web.zoom.us/j/7674542975?pwd=SXhNcGt0THI5bGR0SkVpVTWpBWxVOZz09>

Meeting ID: 767 454 2975 Passcode: 6434

Audio Only, Toll Free: 1 (253) 205-0468

