



WOII HOA Board
Meeting Minutes
Monday, September 9, 2024
7pm

1. Call to Order – John Rice @ 7:02 p.m.
 - a. Ground rules and appropriate conduct
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;
 - b. Board members absent:
 - c. Residents: Bill Moser; Jason Greenwell; Robyn Smith; Sharon Steltz; Todd Hollis; Keith and Brandy Phillips; Brittany Duncan; Deanna Fisk; Don Steller; Lyndsay Rice; Mike and Peggy Spencer; Megan Wathen; Doug Fremder
3. Approval of August Meeting Minutes (*please read before meeting*)
 - a. Corrections: Resident name and pool closing date
 - b. Motion carried
 - 1st: Shawn Otto
 - 2nd: Nikki Greenwell
4. Treasurer’s Update – Nikki Hollis
 - a. P&L Report, Budget Report, Balance Sheet, Dues update for 2024
 - P & L through August is running 30% of budget as planned; Checking and Savings total \$124,656; Total AR: \$7,038
 - We have 11 neighbors who still owe dues for this year; 4 unpaid from last year
 - We have hand delivered invoices for those past due in 2023 and emailed and postal mailed again
 - Discussion: Amount of dues when we have carried over a surplus due to previous expansion planning and cost savings from insurance savings. We forecast where we might end up, including forecasting for repairs.
 - **Action:** Nikki Hollis will send more details and we will discuss best next steps around dues amount and earmarking funds.
5. Board Member Vacancies
 - a. Stacey Donnelly resigned because of her concern about amount of work to be done and the behavior exhibited.
 - b. Deanna Fisk – Ineligible member to serve on the Board since she is not listed as an owner per bylaws and C & R. Gave an opportunity to rectify within 60 days. Opportunity declined.
 - c. Discussion: Replacing Board members by Board vote for a short-term appointment of 8 months. Then they could run for a permanent seat, if they choose, at the annual meeting.
 - d. Motion by Mike Smith to fill the two short-term Board vacancies.
 - 2nd: Shawn Otto
 - Motion carried
 - **Next steps:**
 - a. Follow Board precedent and approach Rebecca Muerer to learn if she is still interested in joining the Board. (She ran on the ballot at the previous annual meeting.)

- b. Then open to neighborhood to learn who is interested, have those submit bios and the Board will vote on appointments.
 - e. Have a current Board member who is not an owner/on the deed. Gave an opportunity to rectify within 60 days. Opportunity accepted. Affected Board member will need to be reappointed to a position by the Board, per legal counsel.
 - f. Motion by Shawn Otto to give the Board member 60 days to rectify as of August 28, day Board member was made aware.
 - 2nd: Mike Smith
 - 2 nays
 - Motion Carried
- 6. Director Updates
 - a. Events – Martyna Warren
 - Food Truck Fridays
 - September 6 - Fireside Tendor Vendor
 - September 13 - Chocolatez & Fruitz
 - September 20 - Flows BBQ
 - September 27 - Bearded BBQ
 - National Night Out – Block Party, Tuesday, October 1 from 5:30-7:30 p.m.
 - Food Trucks: SnoBiz of Jeff and Mini’s Mai Thai
 - Mobile Petting Zoo
 - Vendors and Volunteers Needed – Will do this via Signup Genius; Cap vendors at 30 max.
 - Police and Fire Departments will be here
 - Thorntons – donating hot dogs, chili, cheese, trays
 - Working on ways to get pumpkins
 - NEW this year:
 - a. Face painting
 - b. Hatchet Sets (plastic)
 - b. Pool – Shawn Otto
 - Tentative Closing Date: September 23, depending on weather of course
 - c. C&R – Mike Smith
 - Violations Update
 - Most are trash cans
 - Trailer discussion – Desire clarification of definition of public view. Trailer is not in public view due to privacy fence, location, elevation, etc. It is not in plain site when standing on the road in front of their house.
 - Nikki Hollis - Motion to table until next month to give Board members an opportunity to drive by to see it. Mike Smith will contact the neighbors with the Board decision.
 - Ground rules on political signs in HOA per Indiana Code 32-21-13-4 – 30 days prior to national election day and 5 days post-election.
 - d. Facilities – Katie Unruh
 - Neighbor shared desire to buy nice furniture for the Great Room and decorations.
 - Jeffersonville Fire Marshall provided capacity requirements for the Great Room.
 - 168 standing room only
 - 120 chairs only
 - 56 tables and chairs

- **HOWEVER, the 2 doors technically limit us to 100 (50 per door). Due to this, we are allowed to have 56 people with tables and chairs and 100 with chairs only.** The website has been updated with this information.
- e. Communications – MJ Hunter – no new updates
- f. ACC – Jason Lewis – no new updates
- 7. Expansion Project – Board Discussion
 - a. Establish a Resident Committee for the Amenity Expansion Project
 - Goals:
 - Be inclusive of several residents of the neighborhood in varying stages of life, with and without children, and have residents who live in each area of the neighborhood. Goal would be to have a mix of thoughts and ideas shared.
 - A board member would chair the committee, but the committee would be the voice of the neighborhood in the project.
 - The committee will determine the resident survey approach, strategy, and recommendation and present a proposal for review at the November board meeting.
 - **Action:** Board will have a working closed Executive Session meeting on September 18 at 7:00 p.m. to focus only on the expansion project in order to finalize the go forward plan. Pre-reads will be sent to the Board by Sunday, September 15.
- 8. Board Code of Conduct – Will be discussed at next meeting.
- 9. Open Discussion - none
- 10. Adjourn
 - a. Motion to end carried at @ 8:48 p.m.
 - 1st: Ann Brown
 - 2nd: Katie Unruh

Due to time constraints and or resident request, these items will be discussed at the October Meeting:

- Board Member Roles & Responsibilities
- Proposal for Temporary Use of Vacant Lot
- Cleaning Contract Discussion