



1. Call to Order – John Rice @ 7:01 p.m.
2. Roll Call of board members and residents
  - a. Board members present: John Rice, Mellanie “MJ” Hunter, Ann Brown, Drew Scovanner, Katie Unruh, Nikki Greenwell, Mike Smith, Ashely Suddeth, Nikki Hollis, Shawn Otto
  - b. Board members absent: Martyna Warren, Jason Lewis
  - c. Residents: Bill Moser, Doug Frelander, Darcie Nutter, Matt Dunbar
3. Approval of February Meeting Minutes (please read prior to meeting)
  - a. Motion to approve minutes carried
    - i. 1<sup>st</sup>: Mike Smith
    - ii. 2<sup>nd</sup>: Drew Scovanner
4. Treasurer’s Update – Nikki Hollis
  - a. P&L Report - \$115,614 total in checking and savings
  - b. Budget Report – we are 9 months through our budget
  - c. Dues Update -11 households with unpaid dues
5. Director Updates
  - a. ACC – Jason Lewis - no new ACC requests
  - b. C&R – Mike Smith
    - i. Violations update
      - 1 Spike in January due to trash cans. These have been resolved.
      - 2 Insurance signs have been removed.
  - c. Communications – Mellanie “MJ” Hunter
    - i. Food truck coming March 23 and March 29 (Thai Food Truck)
    - ii. Info sessions in April for those wishing to be run for the HOA Board of Directors (Three terms are up)
  - d. Events – Martyna Warren and Ashley Suddeth
    - i. Mobile Vaccination Clinic – 3/19 from 11:00a-5:00p
    - ii. Easter Egg Hunt – Date: 3/23 at 1:00 p.m. or rain date is 3/24 at 2:00 p.m.
    - iii. Looking to schedule safety event after spring break. Likely a weekday evening for two hours.
  - e. Facilities – Katie Unruh and Ashley Suddeth
    - i. Monthly Report and Purchases
    - ii. Slight damage to front door frame from a reservation on Saturday, March 9. Resident is covering the cost and it’s being repaired.
    - iii. Calendar on website has been updated for easier viewing to determine what dates are available.
  - f. Pool – Shawn Otto
    - i. Need to order chairs

ii. Need to have yard sprayed by the pool, before it opens.

6. Current Projects

a. Lot Purchase update.

i. Grading will happen before we close on the lot. Grading will be a LandMill expense.

ii. **Next step:** After grading, we hope to close on the lot with LandMill in May.

7. Open Discussion

a. Revisit pool party discussion:

i. Reserve Clubhouse to include use of pool on evenings – Friday, Saturday and Sunday for two hours 6-8:00 p.m.

ii. Max of 20 people total in your party occupying the pool

iii. Cost: \$200.00 (non-refundable) money would go towards expansion project.

iv. Concerns: Managing areas after party

v. Residents can still come, regardless if the clubhouse and pool is reserved.

vi. NO reservations of clubhouse or clubhouse and pool on Holidays.

b. Motion carried to do a trial period of residents booking the pool with their clubhouse reservation for the 2024 pool season.

i. 1<sup>st</sup>: Nikki Greenwell

ii. 2<sup>nd</sup>: Katie Unruh

c. Revisit raising dues for Whispering Oaks I from the current rate of \$450.00 to use the pool.

i. Options on the table:

1 Keep things as is for the two WO I households.

2 Open up to a maximum of 10 WO I households.

3 Increase fees for all 10 to \$500.00

d. Motion carried to open it up to 10 WO I households and increase dues to \$500.00 for each household. WO I residents would be required to sign our Clubhouse Waiver annually. This would be a trial period for one year starting June 2024-May 2025.

i. 1<sup>st</sup>: Katie Unruh

ii. 2<sup>nd</sup>: Nikki Hollis

8. Adjourn @ 8:06 p.m.

a. 1<sup>st</sup>: Ann Brown

b. 2<sup>nd</sup>: Katie Unruh