

WOII HOA Board Meeting Agenda Tuesday, October 10, 2023 7pm

DRAFT

- 1. Call to Order John Rice at 7:05 p.m.
- 2. Roll Call of board members and residents
 - a. Board members present: John Rice, Shawn Otto, Nikki Hollis, Martyna Warren, Mellanie Hunter, Jason Lewis, Ann Brown, Mike Smith, Drew Scovanner
 - b. Board members absent: Nikki Greenwell, Ashley Suddeth, Katie Unruh
 - c. Residents: Bill Moser
- 3. Approval of September Meeting Minutes (please read prior to meeting)

a. Motion to approve minutes carried

- 4. Treasurer's Update Nikki Hollis
 - a. P&L Report: \$132,824 AR \$13,000.00; savings \$60,000.00
 - b. Budget Report 43% of budget spent
 - c. Dues Update
 - i. Number of homes with outstanding dues 94% collected on dues; 18 homes; 2 have requested payment plans; 6 homes have unpaid late fees
 - ii. Number of homes with active liens 1 home
 - iii. Lien letters will go out by October 20
 - iv. One payment made towards vandalism
 - v. **Action:** John Rice requested Nikki H get with a Board member to dually review the bank statements.

5. Old Business

- a. National Night Out Recap Was a success. Thankful to our donors, volunteers and all those who participated to help make it a success. Also a huge thanks to Martyna and Ashely for their leadership on planning, organizing, and launching!
 - i. Could consider speakers for next year. Those in back couldn't hear the DJ or raffles.
 - ii. We might need to block off streets next year if there are houses built on the side street.
- b. Landscaping at Entrances discussion around finances
 - i. Action: Need update on timing of electrical and irrigation.
 - ii. **Action:** If this can happen before the end of October, we can complete landscaping on both entrances

iii. Motion to move forward with landscaping

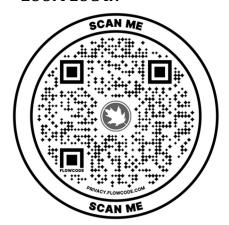
- 1. 1st motion: Ann Brown
- 2. 2nd motion: Jason Lewis
- 3. Motion passed and carried
- c. Budgeted amount for events and access to funds for directors
 - i. Discussed and gained clarity
- 6. Director Updates
 - a. ACC Jason Lewis All caught up and have responded to requests.

- b. C&R Mike Smith
 - i. Letters continue to go out. The City of Jeffersonville is involved in some violations as well.
 - ii. We are also aware of the For Lease sign being in violation and this is being addressed.
 - iii. Reminder that trash cans are not to be visible from the front yard, per the covenants.
- c. Communications Mellanie "MJ" Hunter
 - i. Survey Feedback Topic: What residents want to do with the new lot
 - 1. Tabled until November
- d. Events Martyna Warren and Ashley Suddeth
 - i. Upcoming Events:
 - 1. Santa Breakfast Saturday, December 2, 2023 from 9:00-11:00 a.m.
 - a. Decorate on Sunday, November 26
- e. Facilities Katie Unruh and Ashley Suddeth no update both absent
 - i. Holiday decorating of clubhouse and entrances
- f. Pool Shawn Otto
 - i. Pool is closed
 - ii. We need new tarps and chairs for next season
- 7. Current Projects
 - a. Entrance Nikki Greenwell no update absent
 - i. Electrical work being done
 - ii. Installation of Sprinkler System and Curbing curbing will be installed after landscaping
 - b. Lot Purchase Nikki Hollis
 - i. LandMill is putting basic purchase agreement being put together
- 8. Open Discussion
 - a. Continue to open pool membership with Whispering Oaks I for \$450/year. Limit 10 families total
 - b. Action:
 - i. Review our current clubhouse rental waiver Mellanie
 - ii. Gauge interest from WO I Nikki H
 - iii. Proposal letter draft to their HOA John R
- 9. Adjourn at 8:21 p.m.

i. 1st motion: Shawn Otto

ii. 2nd motion: Drew Scovanner

ZOOM LOG IN



Join Zoom Meeting

https://us06web.zoom.us/j/7674542975?pwd=SXhNcGt0THJ5bGROSktVTWpBWXVOZz09

Meeting ID: 767 454 2975 Passcode: 6434