



*Whispering Oaks II*  
HOA · POOL · RECREATION CENTER

**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. 1<sup>st</sup> motion: Ann Brown
      2. 2<sup>nd</sup> 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. 1<sup>st</sup> motion: Shawn Otto
  - ii. 2<sup>nd</sup> motion: Drew Scovanner

**ZOOM LOG IN**

Join Zoom Meeting

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Meeting ID: 767 454 2975

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