

WOII HOA Board Meeting Minutes

November 14, 2022

7PM

- I. Call to Order: Meeting called to order by Jason Greenwell at 7:03PM
 - a. Board Members present: Jason Greenwell, Shawn Otto, Jason Lewis, Katie Unruh, Scott Koukola (phone), Mellanie Hunter, John Rice, Nikki Hollis, Jennifer Lawrence, Drew Scovanner, Martyna Warren
 - i. Absent: Nikki Greenwell
 - II. Approval of Minutes – October 10 2022
 - a. Minutes were presented by John Rice to the board members prior to the meeting, minutes were also posted on the website for review, 1 correction noted for start time to 7:03pm
 - b. Nikki Hollis motioned to approve the minutes, Jennifer second
 - c. Minutes approved unanimously
 - III. Treasurer’s Report – Nikki Hollis
 - a. Nikki presented the checking account balances
 - i. Total current assets are \$111,892.04
 - b. Nikki said there was about \$3700 in outstanding dues, some from prior year
 - c. Nikki presented the year-to-date Budget vs Actual for 2022, June through October
- Current Projects:
- I. C&R Restrictions – Jason Lewis
 - a. Everything seems to be going smooth and all letters have been mailed
 - b. Discussion around street parking continued as well as parking in the curves
 - c. It is stated that the review of the C&R will include more detailed restrictions regarding street parking
 - II. Outstanding Dues
 - a. Jason G. is sending out one additional letter to those outstanding, if not paid by Dec 1st, fines will be issues and liens placed on properties
 - b. Key cards will be turned off for those outstanding dues
 - III. Access for positions and passwords
 - a. Nikki H says all is going well and she is almost completed with this project
 - IV. Short update On-Going projects
 - a. Front Entrance
 - i. Nikki G is not at meeting, tabled to next meeting for update
 - b. C&R and Bylaws Update Committee
 - i. Mellanie had no new update, still working on revising and updating the wording in each section
 - c. ACC Committee process update

- i. Scott, John, and Jason; everything is going well, Scott stated that John is doing well with communicating to residents and to the committee
 - 1. All ACC requests are being approved electronically and signed at the meetings, there are 4 needing signed tonight and these have already been approved
 - d. Facilities Update
 - i. Katie presented her update
 - 1. HVAC Quarterly maintenance first service scheduled for 10/10
 - 2. Painting refresh of Greatroom, Front Door/Entryway.
 - 3. Open Items:
 - a. bathroom mat replacements – ordering for
 - 4. Atrium/Key Card contact still pending further information
 - 5. Open discussion:
 - a. Nikki G: Schedule a time/day weekly as spring arrives to check residents cards, post to FB and website
 - b. Jason G. Schedule trash can clean up monthly/quarterly – Katie will follow up
- e. Events Update – Jennifer Lawrence
 - i. Chili Cook Out on Thursday, at least 4 people interested in making Chili
 - ii. Dec 3rd, Meet and Greet with Santa Event – several volunteers have signed up
 - iii. Holiday decorating is 11/27, 1-6pm
- f. Expansion Project Update
 - i. Jason Greenwell presented that cost estimates are not available until January 2023 due to contractor obligations
 - ii. Townhalls will be pushed to February 2023
 - iii. Estimates will be getting and communications with banks and lenders for the project
 - iv. New drawings were presented to the board
- V. Open Discussion
- a. December Meeting – will be done electronically in email
- Meeting was Adjourned at 8:02p, motion by Shawn, second by Mellanie.