

WOII HOA Board Meeting Minutes

May 8, 2023

7PM

- I. Call to Order: Meeting called to order by Jason Greenwell at 7:05pm
 - a. Board Members present: Jason Greenwell, Shawn Otto, Katie Unruh, John Rice, Martyna Warren, Nikki Greenwell, Mellanie Hunter (phone), Scott Koukola (phone), and Jason Lewis
 - i. Absent: Drew Scovanner, Jennifer Lawrence, Nikki Hollis
- II. Approval of Minutes – April 17, 2023
 - a. Minutes were presented and read aloud by John Rice
 - b. Nikki Greenwell motioned to approve the minutes, Martyna Warren second
 - c. Minutes approved unanimously
- III. Treasurer’s Report – Jason Greenwell (presented for Nikki Hollis)
 - a. Nikki H sent prior to meeting, Jason G. presented the checking account balances and reports
 - i. Total bank balances are \$94,538.33 with \$77,465.97 in savings
 - ii. Total assets are \$95,378.63
 - iii. 2023 Budget VS Actual was also presented
 - iv. Accounts receivable is at \$840 due to installment payments by 1 homeowner for past due balance, which was mis-recorded in April meeting as being at \$600 by the secretary
 - b. We are currently at 80.9% of budget for the year, which is where we should be for the time of the year
 - i. Katie stated that we have some expenses comes to repair the clubhouse and we can expect \$2300 for ceiling repair and deep cleaning

Expansion Project:

- a. Jason presented that the townhalls are done and the voting packets are ready to mail
- b. Count Committee: there have been 4 residents selected to be a part of the count representatives
- c. Jason said that he believes the ballots should be separated in 4 sections and each person do a full count of the ballots, Nikki suggested separating by street and then counting, Mellanie suggested utilizing the master list to verify to ensure no double counts
- d. General discussion around ballot and FAQ’s and next steps after the vote

Annual Meeting:

- a. Annual meeting is scheduled for 6/10 beginning at 10am
- b. Pool will be closed during the meeting
- c. Annual Meeting Packet – available online
 - a. Agenda
 - b. Minutes from 2022
 - c. Treasurer Reports

- d. Proposed Annual Budget
 - e. Motions to be presented
 - f. Ballots for voting
 - g. Sign in sheets
 - h. Yes/No Cards
 - i. Number of open board positions
 - i. Each board member went over their current term
 - d. Need to order for meeting
 - a. Tent and Chairs – Jennifer
 - b. Microphone and speaker – Nikki Hollis/Mellanie
 - c. Drinks and Cookies – Nikki Greenwell
- Meeting was Adjourned at 8:10pm, motion by Jason Lewis, second by Martyna Warren