

**WOII HOA Board Meeting Minutes**  
**March 13, 2023**  
**7PM**

- I. Call to Order: Meeting called to order by Jason Greenwell at 7:02PM
    - a. Board Members present: Jason Greenwell, Jennifer Lawrence, Shawn Otto, Jason Lewis, Katie Unruh, Scott Koukola, Mellanie Hunter (phone), John Rice, Nikki Hollis, Drew Scovanner, Nikki Greenwell (phone) Martyna Warren
      - i. Absent: all members present
      - ii. 7 residents at the meeting, 2 residents online
  - II. Approval of Minutes – February 13, 2023 Minutes
    - a. Minutes were presented by John Rice prior to the meeting and were available on the website for review
    - b. Nikki Hollis motioned to approve the minutes, Drew Scovanner second
    - c. Minutes approved unanimously
  - III. Treasurer’s Report – Nikki Hollis
    - a. Nikki presented the checking account balances
      - i. Total current assets are \$96,846.60
    - b. Nothing new was to be presented, minimal activity this past month, most of the expenses were around the upgrade to the workout center
    - c. Jason had some questions about the required savings amount and what was going to be rolled in to the next years budget.
    - d. Currently at 73% to budget for the year
- Current Projects:
- I. C&R Restrictions – Jason Lewis
    - a. 3 complaints (trailer on road, car on road)
      - i. Letters have been sent out
  - II. By laws update – Mellanie Hunter
    - a. No update, no chance to meet
  - III. Outstanding Dues – Nikki Hollis
    - a. There are 6 properties that are overdue and have not paid their dues
    - b. Lien letters will be sent out this week
  - IV. Front Entrance – Nikki Greenwell
    - a. Water and irrigation estimates have been sent to the board, these came to be around \$4400
    - b. Waiting on estimates for electrical and landscaping
    - c. We have \$8500 set aside in the budget for the new entrance
      - i. Based on current estimates, we will need to add in additional funds to cover increased costs in order to get all items accomplished
  - V. ACC Committee – Scott Koukola
    - a. 2 requests approved at this meeting

- VI. Facilities Update – Katie Unruh
  - i. Katie presented her update
    - 1. Roof repaired on exterior
    - 2. Need to order 4 new replacement chairs
    - 3. Still trying to get remotes for the fans in workout room (waiting on way to purchase)
  - b. Events Update – Jennifer
    - i. Egg Hunt will be on April 8, at 2pm
    - ii. Doing food trucks in the spring/summer, currently looking for new trucks
- VII. Expansion Project Update
  - a. Jason Greenwell presented process for the expansion project
  - b. Jason has received 1 estimate for the project and 1 set of plans, we will be obtaining 2 additional bids to ensure competitive pricing
  - c. Townhalls will be available for the neighborhood to see renderings and to understand the scope of the project
  - d. Nikki H and Jason G went to our bank and received estimates on obtaining a mortgage to pay for the project as we currently do not have a mortgage, preliminary costs suggest \$650 annual dues, this is a preliminary estimates
  - e. Jason reviewed the process to get this proposal to the neighborhood and distributed for a vote to approve or reject
    - i. Open discussion from neighbors
      - 1. What is total cost of project: \$940k
      - 2. Number of houses: 260 current homes
      - 3. Number of homes: 80-85 more homes
      - 4. Timeline: Fall 2023-Summer 2024 if approved
      - 5. Does the dues new rate change: Current mortgage is expected to be 20 years to cover project
      - 6. Last dues increase: Reduction to \$300 was during consolidation in ~ 2018-2019 when dues were previously \$400
      - 7. Why now: This project has been in the works since 2013, which is why we have \$70,000 set aside for this project
      - 8. What terms and rates are we looking at: the terms have not been established yet, but we will have a fixed for 10 years and amortized for 20 years.
      - 9. How are the meetings advertised, not many people are at the meeting: Meetings are advertised on Facebook, website, email newsletter
- VIII. Open Discussion
  - 1. No open discussion items

Meeting was Adjourned at 8:04p, motion by Scott, second by Shawn.