# WOII HOA Board Meeting Minutes
# Tuesday, September 8, 2026
# 7pm

1. Call to Order at 7:00pm by Matthew Montgomery
2. Roll Call of board members and residents
    a. Present: John Rice, Cheryl Graham, Nikki Hollis (Online), Megan Taulbee (online), Matthew Montgomery, Molly Dabirinze, Katie Unruh, Shawn Otto
    Absent: Trevor Magruder, Jason Greenwell, Kerri Dehn, Martyna Warren
    b. Residents: N/A
3. Approval of August Meeting Minutes
    a. Motion to approve by Shawn Otto, second by ?
    b. Minutes approved.
4. Treasurer's Update – Nikki Hollis
    a. Still in the process of moving the QuickBooks over to new platform, so August reports are not ready due to some hiccups with new software. Hope to have ready in a couple of weeks.
5. Old Business
    a. Resident Discounts
        i. 3 companies interested (Laswell Security, Summers HVAC, and pest control)
6. New Business:
    a. Townhalls/Listening Sessions for Capital Improvement
        i. Moved to Special Projects discussion
    b. File Amendment and Release of Lien
        i. Completed and loaded on website
    c. Review Existing Camera Policy
        i. Current policy includes background check and 2 board members reviewing live footage; was put in place after damage to the clubhouse occurred.
        ii. We currently have 3 board members with background checks completed.
        iii. Verbiage needs to be updated to allow one board member to review footage for immediate issue.
        iv. Purchase SD cards for wired cameras to increase recording time from 14 days to 30 days.
    d. Entrance Reseeding
        i. Estimates from Toby's Lawn Care are $2400 for Pleasant Run entrance, plus pull up 2 bushes (extra)
        ii. GrantLine to come back out for fall maintenance; looking for credit for not coming out in the summer
        iii. Motion passed to have Toby's re-seed entrance.
        iv. Possibly looking into changing companies from Lawn Cure.
7. Director Updates:
    a. Events – Martyna Warren and Megan Taulbee
        i. WO2 Veterans – Newsletter spotlight
        ii. Neighborhood Yardsale – Now Friday and Saturday; follow-up on getting dumspter
        iii. National Night Out – Face painting, 2 inflatables, free popcorn, trackless train, pumpkin painting, reptile group, food trucks
            - Waiting to hear back on street closures
            - Less vendors signing up due to Harvest and fall break
        iv. Paint and Sip in October
        v. Food Trucks – Booked up to Halloween
    b. Pool – Shawn Otto
        i. Health department inspection came back good; they want sign posted on door "Danger Hazardous Chemicals". Had chemical imbalance (cloudy), but was fixed.
    c. Communications – John Rice
        i. New Resident Packet – Printed and ready to go; still have to order magnets (60 cents a piece)
    d. C&R – Molly Dabirinze

i. 18 total violations – mostly lawn care issues
    - Dealt with homeowner of house suspected of auto business
    - 6222 21st Century – No responses from homeowner; had city come out to check for potential hazards in the yard.
    - 6043 21st Century – Mailbox issue; will have to change mailbox back to original
        a. Looking into getting gold letters that would be cheap option for homeowners that need them…stay tuned
    - Greenhouse – Waiting to hear back from attorneys
ii. Yard of the Month Nominations – Britt Bowie's house? (Didn't get address)

e. Facilities – Katie Unruh
    i. Pool Party – When to charge fee
        - Make change that if 5 or more swimmers are not homeowners, then the $200 fee must be paid.

f. ACC –
    i. 6 total requests; 3 storage sheds, 1 changing color of front door, 1 driveway extension, and 1 screened-in porch. All approved except for 1 storage shed,

g. Special Projects – Jason Greenwell
    i. N/A

8. Open Discussion - None
9. Meeting was Adjourned at 8:06 pm.
    a. Motion and seconded. Meeting ended.