WOII HOA Board

Meeting Minutes

Monday, February 16, 2026

7pm

1. Call to Order at 7:01pm by John Rice
2. Roll Call of board members and residents
    a. Present: John Rice, Cheryl Graham, Jason Greenwell, Katie Unruh, Bill Moser, Martyna Warren
    b. Absent: Kerri Dehn, Nikki Hollis, Shawn Otto, Megan Taulbee
    c. Residents: Dylan Collins, Magruder,
3. Approval of January Meeting Minutes
    a. Motion to approve by Martyna Warren, second by Cheryl Graham.
    b. Minutes approved.
4. Treasurer's Update – Nikki Hollis was unable to attend, update provided by e-mail and read by John Rice
    a. Balance sheet as of January 31st, checking account is $46,506 and savings account with $66,077. There are 8 outstanding dues, bankruptcy resident is not making payments, gathering documents to go to small claims court and going to make one final contact before going to file at the court. We are at about 66% through the year and YTD we have spent almost 50% of budgeted items. Expecting to have additional expenses come in with door replacement. New pool chairs were ordered on Feb 16th. Treasurer sent out the detailed P&L, let her know if there are any questions.
5. Old Business
    a. Door Replacement
        i. General update on the progress was provided. The quote is being reworked since it was acquired more than 90 days ago. The board reviewed a quote from Steadfast to reinstall the maglocks, paint and trim the new doors. The project remains in budget. There was one note about replacing the door closers and determining the cost of those; but even with that additional cost, we will still be within the allowed budget approved with the annual budget.
            - Katie will follow up on a request to contact the fire marshal about removing the fire exit from the fitness room.
    b. Shed Restrictions
        i. Based on the feedback from the prior meeting, John reviewed the restrictions and went to a local shed provider to see if the restriction met the sheds being sold. Based on this review, the following items were reconsidered: residential door was changed to include a shed door, metal roofing was added as almost all sheds now have a metal roof, height and size restrictions were within par based on prior changes, and exterior material now includes wood that is treated. These changes reflect the attainable purchase of a well-built and quality shed being offered at local dealers and home improvement stores. While these sheds are more expensive, the quality of construction and durability is noted as positive. Residents could still buy wood shed kits and achieve a more affordable option if warranted. It was noted that a concrete pad would still be required and that this will help with any concerns around rot, leveling, and pest harboring. The board seemed open to these ideas and they were included in a 1-page summary of the new restrictions. Will need to consider how to release this information out to the neighborhood and determine the plan forward to have a vote with the annual meeting or a special vote with the capital improvement project. More decisions will be made at the next meeintg.
    c. Capital Improvement Project
        i. Jason provided an update on the project and shared a PowerPoint presentation to the board that he has been working on. He presented a scope of work, proposed layout of new amenities, and a planned phased approach to the project. Jason is hoping to get this ready to share with the neighborhood soon and wants to finalize some numbers and put together a financial plan to the project. No decision has been made on how to fund the project or the overall cost of the entire project but will need neighborhood support to make anything come to fruition.
    d. Secretary Position Vacancy

i. There is a vacancy in the Secretary position, Janie Cunningham resigned. John posted the vacancy online to seek any new members to join the board. No new candidates applied or showed interest. This would be a short-term appointment until the new year begins after the annual meeting. Since there were no new candidates, it was decided that Megan Taulbee would serve as the interim Secretary. This position must be filled according to the by-laws. Motion was made by Cheryl Graham to appoint Megan Taulbee as the interim Secretary, second by Katie Unruh. Motion passed and Megan will become the new interim Secretary until the annual meeting.

e.

6. New Business
   a. Events – Martyna Warren and Megan Taulbee
      i. The Easter Egg Hunt will be on Saturday, March 28th at 11am. The great room has been reserved for the day in the event there is rain and to stage the items.
      ii. Martyna requested to have the Egg Hunt featured in the upcoming newsletter and a request for volunteers. John will put it in the newsletter and will post for volunteers to help with stuffing eggs. Martyna suggested that we look for backdrops for photos for the families and we could print photos like we do for Santa event, John will search online for Easter or spring themed photo sleeves and a backdrop.
   b. Pool – Shawn Otto
      i. Nikki reported in e-mail that the chairs were purchased Feb 16th for this season.
   c. C&R – Bill Moser
      i. Violations Update – report sent to the board members and will be included in the monthly newsletter. There was a concern about a greenhouse that was constructed on John Wayne. Bill will send out a 2nd violation notice.
   d. Facilities – Katie Unruh
      i. Nothing new to update beyond the doors project. There is a cabinet that needs repaired on the side as someone taped it and it peeled off after a party. Katie stated that the refrigerator is still a concern as it holds temp when not being used but when loaded with items, it does not hold temp and this could be due to putting so much room temp items inside, need to determine a solution if it continues to malfunction. Also, a comment was made to consider adding room in the next budget for a smart TV so it can be used for events and other activities while neighbors reserve the space.
   e. ACC – Kerri Dehn (presented by John Rice)
      i. 1 fence request was submitted and approved.
   f. Special Projects – Jason Greenwell
      i. See update above in Old Business.
7. Open Discussion - none
8. Meeting was Adjourned at 8:09pm.
   a. Motion by Katie Unruh, Second by Bill Moser. Meeting ended.