



## WOII HOA Board

### Meeting Minutes

**Monday, October 13, 2025**

**7pm**

1. Call to Order at 7:03pm by John Rice
2. Roll Call of board members and residents
  - a. Present: Kerri Dehn, Shawn Otto, Bill Moser, Megan Taulbee, Martyna Warren, Jason Greenwell, Cheryl Graham, John Rice, Katie Unruh, Nikki Hollis
  - b. Absent: Janie Cunningham
  - c. Residents: None present
3. Approval of September Meeting Minutes
  - a. Motion to approve by Cheryl Graham, second by Jason Greenwell.
  - b. Minutes approved.
4. Treasurer's Update – Nikki Hollis
  - a. Balance sheet as of September 30<sup>th</sup>, checking account is \$63,608 and savings account with \$66,066. There are 11 outstanding residents with past dues and they have now received a certified lettering notifying them on their past due status and needed to respond by October 10, 2025. Nikki will be getting together all of the items needed to proceed with handing in small claims court. There was a small discussion around the lien process and if we should do liens and small claims, Discussion around doing liens and small claims, several comments around process, how we are protected, the lengthy process, etc. It was finally agreed that at this time we will only proceed with small claims and see if we get better results since the lien process is a more long-term strategy to protect the board. Nikki and John will meet offline to ensure the proper liens have been released and to ensure there is proper documentation in the HOA google drive to show active liens since there was a lien accidentally left in place after a resident had already paid. John will also work with Janie on getting 3 current liens removed from those who have recently paid. Budget for the year is on track and looks in line.
5. Director Updates
  - a. Events – Martyna Warren and Megan Taulbee
    - i. National Night Out is scheduled for Tuesday, October 14, 2025 from 5:30-7:30pm. The date was changed due to the rain, and we are glad we moved it back and the weather this week looks great for tomorrow. Discussion around the event for food, vendors, food trucks, and volunteers. Martyna and Megan commented that the joint event director position has worked out well, and the responsibilities have been split nicely to balance out the work. It was noted that there are very few volunteers for the event, and this makes it hard to support such a large event without getting the help of the neighbors.
  - b. Pool – Shawn Otto
    - i. Will be ordering the new chairs in January and noted that the pool light timer is broken and will explore getting an electrician out to repair that before next season. The pool lights will remove on until it is fixed.
  - c. C&R – Bill Moser
    - i. Violations Update – report sent to the board members and will be included in the monthly newsletter.
    - ii. Discussion around the exterior modifications and process to address those who have made changes but did not get ACC approval. It was agreed to table the discussion until the next meeting to think about how we should proceed and how we should contact residents.
  - d. Facilities – Katie Unruh
    - i. Repairs to the great room roof has been completed and the ceiling has been painted. It was agreed that the whole ceiling may need painted, but we want to wait until Spring to ensure the leak has been completely repaired.
  - e. ACC – Kerri Dehn
    - i. 1 request has been submitted for a shed, this
    - ii. Discussion around the shed restriction proposal and the committee has been working on new language and hope to present to the board at the next meeting in November.
  - f. Special Projects – Jason Greenwell
    - i. Expansion project update: Jason discussed his conversations with the architect and getting some new preliminary drawings, with differing placement options and seeing where a phased approach

may work within the scope of the project. Also discussed our preferences on placement of a possible pergola type structure, playground, and multi-use court.

- ii. Next Steps: Jason will work with the architect for some new plans and is hoping to get the presentation and town halls this Spring with a vote prior to the annual meeting to not confuse neighbors.

6. Open Discussion - none

7. Meeting was Adjourned at 7:49pm.

- a. Motion by Shawn Otto, second by Cheryl Graham