WOII HOA Board
Meeting Minutes
Monday, January 12, 2026
7pm

1. Call to Order at 7:00pm by John Rice
2. Roll Call of board members and residents
    a. Present: John Rice, Kerri Dehn, Cheryl Graham, Jason Greenwell, Shawn Otto, Katie Unruh, Nikki Hollis, Bill Moser, Megan Taulbee, Martyna Warren
    b. Absent: Janie Cunnigham
    c. Residents: Doug Fremder & Martee Blair, Devon & Haven Fuchs,
3. Approval of November Meeting Minutes
    a. Motion to approve with correction by Jason Greenwell, second by Cheryl Graham.
    b. Minutes approved.
4. Treasurer's Update – Nikki Hollis
    a. Balance sheet as of December 31st, checking account is $48,007 and savings account with $66,077. There are 10 outstanding dues, some are from multiple years. We are at about 60% through the year and YTD we have spent almost $46,000. There are still 10 outstanding residents with past dues, and we have over collected some due to new house. Treasurer sent out the detailed P&L to let her know if there are any questions.
    b. There was a question about ordering new chairs for the pools, Shawn is going to order this month. There was also a question about the sewer being high, while there was a new meter put on the pumphouse, the spigot used to water the lawn was not connected and so the benefit of the meter is not able to be capitalized. John will send a request to the city asking for a correction but no guarantee they will honor the request. Suggestion was to add a spigot to the pumphouse to ensure we are using the correct water meter in the future.
    c. Small claims should be made by the end of the month as they were delayed due to the holidays.
    d. Discussion around a resident who has filed bankruptcy and is no longer paying dues and continues to not pay dues. While there have been additions to the amount due, our last court appearance cost the HOA $700 in legal fees. While this is passed along to the residents who are responsible, we are not getting paid fees or dues, so the HOA continues to have this liability for a single household. The question was discussed steps the HOA should take to try to get paid these dues.
5. Old Business
    a. Door Replacement
        i. John Rice and Katie Unruh presented the proposal and estimates for the door replacement. The doors are now not closing so the need is very urgent and we need to get these fixed asap. All exterior doors will be replaced, and the fitness center door will be turned into a solid door insert but will no longer be a door. We have selected PC Homestore as a contractor for the project; they are well known and used in the neighborhood for Landmill. The restroom doors will be safety-rated tempered glass, the great room will have a built-in blind for privacy, and the fitness room will be a plain glass insert. The doors will be outswing and will have a residential look but function more like commercial doors. The doors will be installed, trimmed, and debris removed with the installation quote. The doors will still need hardware, maglocks installed and painted as they only come primed. The budget is $6500 for the front door, $6500 for exterior doors. The total for this estimate is $11,396.88, the installation is $3,720 and materials are $7676.88. Katie is proposing the doors to be painted a bronze color to match the exterior of the clubhouse. The quality of the doors is higher due to the use and wear, so while we are not getting a commercial door due to concerns of the commercial look, we are opting to get higher quality residential that is outswing for better wear and tear.
        ii. Will follow up with the board on fire marshal, glass on pool deck from doors, and quote for reinstalling maglocks and getting painted.
            - Katie will e-mail these follow up items out to the board or present at the next meeting.
    b. Shed Restrictions
        i. Requesting board feedback on the draft proposal that was sent out.

ii. General feedback is that the current draft is too restrictive and not far from what we have today. Action Items: John will visit a local shed manufacturer and see what can be purchased, what is available that is being made, and come back with some revised recommendations. The goal is to make sheds allowed yet controlled on maintenance not recreate the restrictions that we have in place today. It was suggested that we have homeowners sign a use and maintenance agreement.

6. New Business
    a. Secretary Position Vacancy
        i. There is a vacancy in the Secretary position, Janie Cunningham has resigned. We will need to replace this position; it is required as an officer role. It was agreed that we need to post on social media and send out to residents that we are looking for a person to join the board. If we cannot appoint someone, we will have to designate someone as the Secretary until the annual meeting.
7. Director Updates
    a. Events – Martyna Warren and Megan Taulbee
        i. Martyna wanted to thank everyone for the Sweets with Santa event and said that it was one of the busiest events that we have hosted. The Donut Food truck was a huge help and they provided the donuts, drinks, and supplies, where we provided some additional treats and crafts. It was noted that in the future we may need to get more volunteers or look at paying for some of the services provided because it becomes too much for the few folks volunteering.
        ii. 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. Last year the room was reserved, and it conflicted with the neighbors event, so we want to avoid that if possible, in the future.
    b. Pool – Shawn Otto
        i. Chairs will be purchased this spring, pool contract to the Pool Man needs to be submitted, Action Items – John Rice will submit the signed contract to the Pool Man for current year service.
    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.
    e. ACC – Kerri Dehn
        i. 1 fence request was submitted and approved.
    f. Special Projects – Jason Greenwell
        i. Jason has had several meetings with the architect and construction team, will have additional information for the next meeting. Discussion around the existing pool pump house and the need to refurbish that unit before we proceed with too much work on the expansion lot since it is an eyesore. Jason said that he will take that feedback into consideration since we are now going a different direction with the pump house versus replacing it and expanding. There was also a request to add landscaping along the pool to provide privacy and screening for residents and those who use the pool.
8. Open Discussion - none
9. Meeting was Adjourned at 8:09pm.
    a. Motion by Cheryl Graham, Second by Martina Warren.