



WOII HOA Board
Meeting Minutes
Monday, June 8, 2026
7pm

1. Call to Order at 7:01 pm by John Rice
2. Roll Call of board members and residents
 - a. Present: John Rice, Bill Moser, Shawn Otto, Cheryl Graham, Katie Unruh, Nikki Hollis, Kerri Dehn, Martyna Warren, Nikki Hollis, Jason Greenwell
 - b. Absent: Megan Taulbee
 - c. Residents: N/A
3. Approval of May Meeting Minutes
 - a. Motion to approve by Nikki Hollis, second by Cheryl Graham.
 - b. Minutes approved.
4. Treasurer's Update – Basically the same as what we will talk about at the annual meeting on Saturday. The 2025-2026 Budget year, income was spot on collecting \$88,257. Expense were just a bit shy of 86% of the budget. We had just a little less than \$13,000 overage for the year. We only used about \$10,000 from the reserve that was allocated of the \$45750. Net Income overall was \$29,000 so that is what the reserves will increase by this year. Balance sheet as of May 31st, checking account is \$5,305 and savings account with \$68,967. There are 8 outstanding dues. Treasurer sent out the detailed P&L, let her know if there are any questions.
 - a. Discussion was had around the amount of dues for the 2026-2027 budget year, Nikki presented the \$300 since we did not have any justification to increase dues without any concrete plans for the capital improvements.
 - b. Discussion was had around the collection of unpaid dues and the process to get that handled. More informational in nature but sadly some residents are just not paying their dues.
5. Small discussion around items needed for the annual meeting regarding director updates, check-in books, and how we are ensuring we are not double counting those who vote early and show up in person. Process of check-in was explained and agreed upon for the meeting.
6. Meeting was Adjourned at 7:14pm.
 - a. Motion by Nikki Hollis, Second by Shawn Otto. Meeting ended.