

WingHaven Residential Owners Association Board of Directors Meeting – April 17, 2017

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, April 17, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Michelle Wilson, Mike Bronowicz and Bill Halley. Also present were Barbara Murray and Ingrid Schaeffer from CMA.

Call to Order

The meeting was called to order by President Dale Kling at 6:00 p.m. This was followed by the Pledge of Allegiance.

Agenda

A motion was made by Director Albridge to accept the agenda. It was seconded by Director Halley and approved by all.

Meeting Minutes

A motion was made by Director Albridge to accept the adjusted minutes from the meeting held on March 20, 2017. It was seconded by Director Bronowicz and approved by all.

President's Comments

President Kling welcomed the residents that were in attendance. He announced that the power washing of the fence along WingHaven Blvd. is being done by the Master Association. They will also be installing ballards on the trails to prevent golf carts from unauthorized use of the trails. This will be done before the next Board meeting in May. There has been dumping along Hammonk Court and the City of O'Fallon has located the owner. A request has been made by the City to have the area cleaned up by April 30. If not cleaned up, the owner will receive a summons from the City of O'Fallon. An area behind the 15th green (near Timber Meadow Pkwy. and Thornridge Dr.) needs cleaning up....the WingHaven Country Club will take care of that.

Resident Q & A Session

There were no questions submitted.

Treasurer's Report

Director Albridge reported that our March income is \$480.4K. The alley income is \$28.9K but there is upcoming work needing to be done in the alleys. Our operational expenses were up a little through March. Electricity came in under average in March but water came in slightly above average. Community events have started the year above average. Parks and Gardens have no expenses in March. After the first quarter of 2017, we expect to run a surplus. As always, any questions can be emailed to Director Abridge. His email address is listed on the WROA website---www.wroa.info.

Committee Reports

Events – Director M. Wilson stated that the committee is still accepting sponsors. The first event will be a concert held May 20, 2017 at the Park & Gardens. Kathy Kilo will again sponsor the annual WingHaven garage sale to be held on May 6, 2017. WingHaven residents are invited to attend a Rascal's Baseball Game on June 10, 2017. May Days' will be held on May 13, 2017, 12 noon to 3:30 p.m. on the Boardwalk.

Architectural

Director Albrige reported there were 3 request and all three were approved.

Grounds

Director Bronowicz did not have an update from the grounds committee.

Beautification

Director Halley reported that lights are now up on the Tot Lot at Rolling Thunder and Grey Mountain. The electrical panel at the Amphitheatre has been repaired and a security mechanism (lockbox) was added to the panel. There is a code for the lockbox and 2 keys will be made...one to be put into the lockbox, the other will be with a Board member. CMA will have the code to the lockbox and residents using the pavilion and/or Amphitheatre will be responsible for the area and returning the keys to the proper place or person. Residents throughout WingHaven will be required to have their mail boxes painted (whether black or white) and numbers able to be read. If not painted, violation letters will be sent out by CMA after our May Board meeting, May 15, 2017. If help is needed or questions answered, please call CMA at 314-878-0025, x 108 (Ingrid).

Neighborhood Watch Program

Resident Bill Wilkerson has volunteered to be the chairman of this program and Troy Moore will be the co-chairman. There will be a meeting on April 26, 2017 at 6 p.m. in the Boardwalk Corporate Center in the Community Room. Prior members of the program are asked to attend and get information to all their residents. Instructions for ramping up this program will give out by our new chairman.

Director Halley announced that new solar lights will be installed at the Rolling Thunder/Grey Mountain tot lot in the next few weeks. A new lighting panel has been installed at the Pavilion.

Management Report

Twenty violation letters have been sent out. Seventeen residents are with our attorney. Total prior years' fees that have been collected are \$2731.91. Ballots for the election of voting members need to be in to CMA by April 28, 2017. Thirty three residents and 9 non-residents have paid for a garden plot. There are twelve plots left.

Acculift gave WingHaven Board a bid of \$6300 to fix the monument at Falcon Hill Dr and WingHaven Blvd. It was approved by the Board. It should be a three day job and they will take care to keep landscaping intact.

Three bids were presented to CMA for painting the Gazebo at Boardwalk Gardens (along Phoenix Parkway). The bids were from Pride Master (\$1950), Rice Painting (\$1547) and Certa Pro (\$1490). The bids were discussed by the Board members and the following motion was made by President Kling:

MOTION...President Kling made a motion to approve Certa Pro bid for \$1490, Job # AWEA4A00548, color to be Cedar Natural Tone. It was seconded by Director Halley and approved by all.

Voting Members Appreciation Night

Director Albrige reminded all that the Board is sponsoring the annual Voting Members Appreciation Night at the Brass Rail on April 24, 2017 from 6:30-9:00 p.m. Twenty members responded 'yes', 2-maybe, 6-no and 11-not yet replied. Certificates will be given out to all voting members.

Unfinished Business - none

New Business

The Board discussed Director M. Wilson's findings on a request for traffic studies to be done on 1) WingHaven Blvd., 2) Phoenix Parkway, and 3) Falcon Hill Parkway to Bates. It was decided that more information on the penalties need to be gathered and presented to the Board at a later date.

Adjourn

A motion was made by Director Albrige to adjourn the meeting at 7:13 p.m. It was seconded by Director M. Wilson and approved by all.

Respectfully submitted,
Yvonne Wilson
Board Secretary