

## **WingHaven Residential Owners Association Board of Directors Meeting Feb. 15, 2016**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, February 15, 2016 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Michael Bronowicz and Bill Halley. Director Carol Cross and Michelle Wilson were excused. 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 Bronowicz and approved by all.

### **Meeting Minutes**

A motion was made by Director Halley to accept the minutes from the January 18, 2016 meeting. It was seconded by Director Albridge and approved by all.

### **President's Comments**

President Kling welcomed the residents in attendance. He reviewed the pet policy within WingHaven, where the new LED lights would be located, the upcoming Feb. issue of WingHaven Life containing pictures of the present Board of Directors, and the March issue which will recognize everyone who has helped make WingHaven an outstanding community. Engineers will begin to investigate the problems within the Wetlands and see if they can be corrected or reversed. The Master Assn. said that tenant occupancy is at 100%, they will begin upgrading all monument lights, the sculpture on WingHaven Blvd. will be installed soon, and they are investigating the cost of lighting for several tot lots through out WingHaven.

Award/Recognition night for Master Card will be on May 21, 2016 before the first concert at the Park & Gardens Amphitheatre.

### **Attendees' Opportunity to address the Board per sign-in**

There were no attendees who wished to address the Board.

### **Treasurer's Report**

Director Ken Albridge reported to the Board that we are currently \$96K to the negative but this is expected until the assessments begin coming in, in February. The alleys will be sealed this spring which was in the 2016 budget. Ken is expecting another great year for the community and is hoping to exceed expectations and run a surplus. Again, any questions can be emailed to Director Albridge (email is listed on the WROA web site).

## **Management Report**

Eleven violation letters were sent out and fourteen residents are with the attorney. \$3,086 has been collected from past due accounts since the Jan. 18<sup>th</sup> meeting. 528 late notices were sent out to residents. Letters with ballots will be sent out to residents on March 21, 2016 notifying them of their opportunity to become voting members. May 7, 2016 is the date for the yearly WingHaven community garage sale; Kathy Kilo Peterson is the sponsor again.

### **Income Tax.....**

**MOTION** – A motion was made by Director Aldridge that we sign a resolution to authorize signing of tax returns by CMA. It was seconded by Director Halley and was approved by all.

**Alley Sealing.....** Fontana Asphalt Contracting—presented an invoice to the Board for additional alley repairs before sealing this spring. The total amount was \$1,250. It was discussed by board members and a motion was made.

**MOTION** – A motion was made by Director Bronowicz that the board accept the bid from Fontana Asphalt Contracting to patch and remove loose pavement as stated in the quote of \$1,250. This is in accordance with the bid regarding 6 to 8 locations throughout WingHaven. It was seconded by Director Albridge and approved by all.

## **Committee Reports**

**Events** – Committee member Betty Kling reported that the winter pub crawl income doubled from 2015. As of Feb. 12, 2016, they have secured 8 corporate sponsors (two are new) for the 2016 upcoming season. The Events Committee is looking for additional residents to volunteer to help with the upcoming events. There is need for more trash barrels for the Park and Gardens area, and the committee is also attempting to engage more Food Trucks to service the events this year.

**Architectural** – one request was received and that one request was approved.

**Grounds** – Mike and Dale met with Terry Runyon to look at trees in the Timber Meadows area that need trimming. Many residents have fixed, or are in the process of fixing, the low hanging branches blocking streets and sidewalks on their property. The City of O’Fallon will continue to do the ‘sweep’ throughout the community and notify residents who are in violation.

**Beautification** – Director Halley gave the report for Director M.Wilson. The ribbon cutting for the Master Card presentation will take place on May 21, 2016---dogs need to be on a leash and owners are responsible for cleaning up after them--- the committee is looking into selling bricks with residents names, on the pathway into the Tot Lot. President Kling and Director Halley met with the Master Association to discuss more

lighting at the Park & Gardens (big lights at back of library and near the volleyball and basketball courts) and possibly at smaller tot lots located throughout WingHaven.

**Neighborhood Watch** – President Kling is looking for a Chairman and more neighborhood volunteers. There will be a meeting in the spring to get the program re-energized.

**Unfinished Business** – there is no unfinished business to discuss.

**New Business** – the Board will be setting up an informal meeting with the new residents of Boardwalk Gardens.

O'Day Park---Director Michelle Wilson will be the Technical Advisor on the O'Fallon Park Action Team....this is independent from the city and will be set up to get information out to residents regarding the proposed O'Day Park, off Hwy. DD.

### **Adjourn**

A motion to adjourn the meeting was made by Director Albridge and seconded by Director Bronowicz. It was approved by all. The next board meeting will be held on April 18, 2016. The meeting adjourned at 7:13 p.m.

Respectfully submitted,  
Yvonne Wilson  
Board Secretary