

WingHaven Residential Owners Association Board of Directors

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Jan. 16, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Michelle Wilson, and Mike Bronowicz. Bill Halley was 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 M.Wilson and approved by all.

Meeting Minutes

A motion was made by Director Bronowicz to accept the minutes from the meeting held on Nov. 21, 2016. It was seconded by Director Albridge and approved by all.

President's Comments

President Kling welcomed our voting members and other residents to our meeting. He had the voting members introduce themselves and the villages in WingHaven that they represent.

He then began to list the 2016 successes and accomplishments that have taken place throughout WingHaven. A few of the many that were mentioned were: Alley sealing and repair, the 4 year Ash Tree plan, the improvement to the cul-de-sac circles making them safer and more attractive, the curb side tree trimming (in conjunction with the City of O'Fallon), the electrical upgrade to the Pavilion, lighting for the Tot Lot, additional equipment for the Tot Lot, Nextdoor WingHaven, Art Sculpture on WingHaven Blvd., O'Day Park becoming a reality, LED lighting installed along Boardwalk Springs Place, insurance company change that saved WingHaven \$4000++, and several beautification and enhancements throughout the community. The Board has also learned that 'you cannot over-communicate'. We are trying to learn better ways to get information out to all our residents about the happenings with the area. He praised our Voting Members and said they are creating great value for our community.

Treasurer's Report

Director Albridge reported that our income for 2016 was a total \$564,508.44. Our operational expenses for 2016 were \$578.6K, \$26.6K less than last year. Electricity has maintained an under average trend. Water bill above average for the summer months but is still \$1.26K under budget. Normal grounds expenses exceeded the budgeted amount of

\$83K but there were several unexpected expenses that caused this. Sprinkler expense because of system aging will expect an increase this year. The Ash Tree Replacement project has begun for which we have budgeted \$22K this year. Parks and Gardens will only have maintenance cost going forward. The alley expenses are in a deficit status because of the \$39,250 project being paid. The Board received an extended expense forecast from Fontana but it was found to be excessive. The Board will study this issue to determine a reasonable course of action. Our cash position is \$210.3K to the positive. The future looks bright and we can look forward to another good year under the stewardship of this Board. As always, any questions can be emailed to Director Albridge (email address is listed on the WROA web site – www.wroa.info).

Events – the winter events ‘pub crawl’ will be held on Jan. 21, 2017. At this time, there are 15 corporate sponsors and there will be three new ones this year. Starting in May, there will be one event per month...it will end in October with the last one.

Architectural – Director Albridge reported there were two requests this month and both were approved.

Grounds – Director Bronowicz reported that the Ash Tree plan is underway...40 trees are scheduled to be removed for Misty Mountain in 2017. One additional Tot Lot at Rolling Thunder/Grey Mtn. will have solar lighting added as planned for 2017.

Beautification – weeds will be treated in the garden area. Around the monuments, ground cover will be put in when the drift roses are removed and put in the circles. This spring, the committee will be working on having residents paint their mailboxes and street name plates. Volley ball courts will be monitored to see if they are being used or should be replaced with something else.

Management Report

CMA – conducts election process for Directors from Voting Groups 1, 2, 6, and Member-at-large.

Group 1...No one running for this position

Group 2...Mike Bronowicz, running for re-election

Group 6...Dale Kling, running for re-election

Member-at-Large...Ken Albridge, running for re-election

While CMA passed out ballots to the voting members, the following questions were presented to the Board:

1. Will the Board get an evaluation of the conditions of the alleys, that is, hire an Engineer? **Answer**—the Board will consider that and discuss the pros and cons in the Executive session.
2. Will the Board do something about the condition of the streets in Hawk Run and Summer Stone Villages? **Answer**—Residents should do a comprehensive evaluation of all the streets with problems and take it to the City of O’Fallon

3. Could someone suggest how the community can get email addresses from all WingHaven residents? **Answer**—the Board has tried to collect email addresses but many people don't want to give them out. Voting members can suggest to their residents that they go to the WingHaven website ... www.wroa.info or sign up for Nextdoor WingHaven. These are both excellent ways to stay current with the happenings in our community.
4. Cheri Held, voting member for Summer Stone, asked about removing/replacing trees in her neighborhood. **Answer**—the City of O'Fallon has a plan regarding the types of trees, distance from street, who to talk to at the City, etc. and the Board recommends that she contact the City.

The results of the election came back and it was announced that Group 1 – Open, Group 2 – Mike Bromwich (re-elected), Group 6 – Dale Kling (re-elected), and Member-at-Large...Ken Albridge (re-elected). Thanks to all the voting members who were able to attend this meeting.

Adjourn – a motion to adjourn was made by President Kling and seconded by Director Albridge. It was approved by all. The meeting adjourned at 8:24 p.m.

Respectfully submitted,
Yvonne Wilson
Board Secretary