

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

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, July 17, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Yvonne Wilson, Ken Albridge, Mike Bronowicz and Michelle Wilson. Director 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 Bronowicz and approved by all.

Meeting Minutes

A motion was made by Director M. Wilson to accept the minutes from the meeting held on June 19, 2017. It was seconded by Director Albridge and approved by all.

President's Comments

President Kling welcomed the residents that were present. He invited everyone to attend the 'Cornerstone Laying' ceremony that will be held at the new O'Fallon City Hall on Bryan Road near Hwy.70 on July 21, 2017 at 3:00 p.m. He then introduced Kristen Schlaud, Sr. Site Acquisition Manager, representing AT&T Mobility. She then gave a presentation which included the 'Why, Where and When' of small cells antennas, the types of cell antenna sites, and the increased need for them. The Board gives its' approval to the Master Association, who has ultimate authority in this matter and the Master will review and execute any cell agreement.

Residents Q & A Session

Question: Has the Board found a resolution to the golf carts and motorcycles that are still traveling on the paths behind Summer Stone?

Answer: Bollards have been installed but apparently have not corrected the problem. The Board will check on this and see what else can be done.

Question: There are walking trails behind Summer Stone that end on private property. People are always walking onto the property/back yard of residents living on the alleyway. Can this be fixed?

Answer: The walking trails belong to the Master Assn. President Kling, along with Directors Albridge and Bronowicz, will meet with the affected residents and see what can be done...residents are requested to attend next Board meeting.

Question: WingHaven Life magazine ads are out of date! Can anything be done to correct this problem? The magazine no longer represents the best interest of our community and the magazine is also using the WingHaven logo.

Answer: President Kling will call the Master Assoc. and Brian Cooper regarding the WingHaven Life magazine.

MOTION - A motion was made that President Kling call the Master Assn. and recommend they pull the logo because the magazine no longer represents a good image of WingHaven. The motion was made by President Kling, seconded by Director Albridge and approved by all.

Treasurer's Report

Director Albridge reported that our July income is \$531K. The alley income of \$32.4K stays slightly above average. Our overall operational expenses thru July are \$368.6K. Administration expenses in July are \$32.1K. Electricity came in under average, but water came in slightly more than average. Grounds expenses thru June are \$47.5K. Parks and Gardens expenses will be under budget. Alley expenses were \$3.1K under average. We are currently holding a \$144.6K surplus in our cash position. We continue to look forward to a good year for WingHaven. As always, any questions can be emailed to Director Albridge. His email address is listed on the WROA website---www.wroa.info.

Committee Reports

WingHaven Events – on July 29, 2017, the 2nd National Night Out for Neighborhood Watch will be held at the Parks & Gardens beginning at 5:30 p.m. with the landing of the AirEvac helicopter. There will be fun and games for children and later in the evening a concert. Aug. 12 will be the June make-up concert and on Aug. 26 will be the summer Pub Crawl...more information to follow on the web site. The WingHaven Events committee just received their official live entertainment permit.

Architectural - Director Albridge reported there were five requests and the committee approved all five.

Grounds – on Thornridge Drive, two trees were taken out and three were trimmed. The monument on Falcon Hill Pkwy is being fixed and will be done in late August or early September. The resident inquiring about this problem has been informed by the Board. Shrubs will be replaced after the monument is fixed.

Beautification - Runyon will be spraying the garden twice a month. Michelle had obtained a quote to clean up the island in Summer Stone (Proposal 7931).

MOTION - President Kling made a motion to approve #1, #2 and #3 on proposal 7931 from Runyon in the amount of \$435. It was seconded by Director M.Wilson and approved by all.

Neighborhood Watch Report – no report

Management Report

Sixty-eight violation letters have been sent out. Seventeen residents are with our attorney. Total prior years' fees that have been collected since last meeting are \$1392.26.

Unfinished Business – no report

New Business – no report

Adjourn

A motion was made by Director Albridge to adjourn the meeting at 7:33 p.m. It was seconded by Director M. Wilson and approved by all. The next meeting will be held on August 21, 2017 at 6:00 p.m. and it will be a Voting Members Meeting.

Respectfully submitted,
Yvonne Wilson
Board Secretary