

## **WingHaven Residential Owners Association Board of Directors Meeting -- July 18, 2016**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, July 18, 2016 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Michael Bronowicz, Michelle Wilson, and Carol Cross...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 June 20, 2016 meeting. It was seconded by Director Albridge and approved by all.

### **President's Comments**

President Kling welcomed an unexpected visitor, Andy Conover, who is the manager of St. Louis Life. He also welcomed Greg Mason as the new voting member for Red Orchard. His appointment was approved by all. Construction of the new development at the corner of Phoenix Pkwy. and Technology Drive (by The Enclave) is scheduled to start the middle of August. The trees along Timber Meadows have been removed.

### **Resident Q & A Session**

Question 1: Why is there a wait before removing the stumps of the trees that were removed on Phoenix Parkway?

Answer: The Master Association will be replacing and mulching the trees this fall.

Question 2: Not a question, just a thank you from resident Donna, who lives in a duplex by Timber Creek, for the quick reply and removal of a downed tree.

Question 3: A resident from Kingsgate asked when the area between Goddard School and Nortek will be brush hogged?

Answer: Ingrid (CMA) checked with the City of O'Fallon and was told that it is the property owner's responsibility if the property is over 2 acres. She will do a follow-up with the city and find out what needs to be done. Action: Ingrid will email the Board with the results of her inquiries.

### **Treasurer's Report**

Director Albridge reported to the Board that our income thru June was a total of \$524,004.72 but is \$12.3K less than the 5 year average. Our alley income is \$409 less than last year at this time. Our operational expenses have a surplus, our electricity is

under average but water is continuing an upward trend and bears watching. Community events have \$11.2K remaining in their budget and there are still no maintenance expenses. Ground expenses have increased due to sprinkler maintenance but it was budgeted for. Ash Tree replacement projects will begin this fall. Insurance and taxes are on budget and alley expenses are lower than last year due to a mild winter. Our cash is currently \$182.3K to the positive and we look forward to another great year for WingHaven. Again, any questions can be emailed to Director Albridge (email address is listed on the WROA web site – [www.wroa.info](http://www.wroa.info)).

### **Management Report**

Thirty violation letters have been sent out since June 21<sup>st</sup>. Twenty-six residents are with the attorney for collections. \$2171.50 has been collected for fees from prior years. Late notices will go out again in August, none will be sent in July. The City of O’Fallon has announced there is a HOT LINE to call to have your street sprayed for mosquitoes....it is 636-379-5403. The spraying will take place between 4-6 **a.m.** A new letter will be drafted regarding political signs placed in a resident’s yard. No second letter will be sent out...with the first letter, the Board is simply requesting that residents abide by our community rules and regulations.

### **Committee Reports**

**Events** – Director Cross reminded us that there will be a concert event at the Parks & Gardens this coming Saturday, July 25, 2016. National Night Out will be on Aug. 13, 2016 at the Park & Gardens. Peace Lutheran is planning a 5K run.

### **Architectural**

Four requests were submitted and all four were approved.

### **Grounds**

Crossroads School requested help from WROA in cleaning up the outdoor learning center walk-thru that is used by the students. It was recommended that this be discussed in the Executive Session and therefore it was moved to that portion of our meeting. The resident at 785 Cypress Knoll notified CMA that there is a tree down in the back of their home. They need to call and report it to the City of O’Fallon or call WingHaven Country Club (Brent Rockwood). It needs to be looked at and then decide who owns the property.

### **Beautification**

Director M. Wilson reported that the Garden’s gravel refresh/weed control is completed. The solar lights for the Falcon Hill tot lot were ordered and will be installed when they arrive.

**Unfinished Business** – there is no unfinished business to be discussed at this time.

**New Business** – there is no new business at this time.

**Adjourn**

A motion to adjourn was made by Director Albridge and seconded by Director Cross. It was approved by all. The next Board meeting will be held on August 15, 2015. The meeting adjourned at 6:45 p.m.

Respectfully submitted,  
Yvonne Wilson  
Board Secretary