

WingHaven Residential Owners Association Board of Directors Meeting – July 20, 2015

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, July 20, 2015 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Mike Bronowicz, Michelle Wilson, Bill Halley, and Carol Cross. Also present were Barbara Murray and Ingrid Schaeffer from CMA.

Call to Order

The meeting was called to order by President Dale Kling at 6:02 p.m. This was followed by the Pledge of Allegiance.

Agenda

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

Meeting Minutes

A motion was made by Director M. Wilson to approve the minutes from the June 15, 2015 meeting and was seconded by Director Halley. It was approved by all.

PRESIDENT'S COMMENTS

President Kling welcomed the 10 residents that were in attendance. He acknowledged the work being done by Charlie Nager and his volunteers regarding the Ash Borer problem. He talked about the upcoming WingHaven Night Out on Aug. 1st, and he mentioned that AirEvac is planning company events to tie in with some Park & Gardens events in September. Volunteerism is up in the community, and the Board will continue to do follow up with the police regarding the vandalism.

Dr. Pastor Bob Roegner (Peace Lutheran Church)

Pastor Bob reviewed several ways that his church will participate with the WingHaven community in giving back. The church will be sponsoring a "Zumba" class to be held at the church for 8 weeks to encourage fun and health in the community. Peace Lutheran Church has also committed to donate, to the WROA, a portion of the proceeds they collect from a future community event they are sponsoring.

Attendees' Opportunity

Jeff Stirnemann (Park Place Village) reported that the street had buckled significantly at the intersection of Red Hawk/McCluer and Bates and wanted to know if CMA could contact the right people at the City of O'Fallon to get it fixed.

Treasurer's Report

Director Albridge reviewed the Treasurer's report. His summary is as follows: there are two deficit budgets at the present time (Operational and Alley). By lowering the assessment two years ago, \$60K was taken away from the projected income and is the sole reason for the operational budget being at a deficit this year. Halfway thru the year, with the figures in, it is projected that the Board will have decreased the amount of the operational deficit spending from \$77.3K by \$23.8K to \$39.1K.

Management Report – CMA

Twenty one violation letters were sent out to residents and twenty-five residents are with the attorney. Since May 2015, \$26,484 has been collected for the WingHaven Owners Association (WROA). There is still \$177,105 owed to WROA. Alley pavement is completed...there was some extra work (patching, excavating, overlaying) that had to be done, but it was done at the price originally quoted. Runyon Company has been doing work at the Park & Garden with no charge (protective cover over electric box, cleaning ashes up from the events bonfire, etc.).

Committee Report

Architectural – Director Albridge reported there were 3 requests....2 were approved and one is pending.

Beautification – Director M.Wilson and President Kling are working on a Tot Lot dedication ceremony.

Events – The 2nd WingHaven Night Out will be held on August 1st. The Taste of WingHaven was to take place on Sept. 13 but the Events Committee decided to postpone it until next year. The summer Pub Crawl will be held on Aug. 22. Treasurer Betty Kling reported there is balance of \$9,020.29 in their bank account as of June 30, 2015.

Grounds – Charlie Nager reported that a majority of Ash Trees that WROA is responsible for, have been marked (1 – healthy, 2 – signs of infestation, 3 – remove). The Boardwalk business owners have agreed to share the cost of getting the fountain up and running. The total cost is approximately \$2,250.

MOTION – A motion was made by Director Albridge that the WROA Board proceed to share the cost with other participants to bring the fountain operational, with lights, thru the Spring of 2016. It was seconded by Director M.Wilson and approved by all.

A question was brought up regarding several builders 'New Subdivision' signs that are posted along WingHaven Blvd. 'Who gave approval for them to be up'? President Kling will contact the Master Association to see if they have given any builders the OK.

Unfinished Business

President Kling will remain in contact with the O'Fallon Police to hopefully solve the vandalism in the community. President Kling, Director Bronowicz, Director Halley and Charlie Nager met with the City of O'Fallon regarding tree trimming along the street and

sidewalks. Several businesses (FedEx, UPS, Trash companies, etc.) have asked WROA to help solve the problem of low hanging branches damaging truck/cars.

New Business

The Board discussed abductions and in 2015 two suspicious activities were called in and no reports were filed, according to the O'Fallon Police. PER POLICE.....CALL IN AND REPORT ANY SUSPICIOUS ACTIVITY, but at this time there is no abduction problem. On July 7, the WROA Board voted to approve temporary signage stating a reward being offered for help in solving the vandalism problem.

**TO REPORT ANY INFORMATION, PLEASE CALL:
O'FALLON POLICE DEPT. 636-240-3200 OR
DETECTIVE DEAN FRYE.....636-379-5579**

Adjourn

A motion to adjourn was made by Director Albridge and seconded by Director M.Wilson. It was approved by all and the meeting adjourned at 8:07 p.m. The next Board meeting will be held on August 17, 2015.

Respectfully submitted,
Yvonne Wilson
Board Secretary