

WingHaven Residential Owners Association Board of Directors Meeting – June 19, 2017

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, June 19, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Yvonne Wilson, Ken Albridge, Mike Bronowicz and Bill Halley. Director Michelle Wilson 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 Halley to accept the minutes from the meeting held on May 15, 2017. It was seconded by Director Albridge and approved by all.

President's Comments

President Kling welcomed the residents that were present. He announced that the large grass area on Phoenix Parkway near WingHaven Blvd. has been cut and the next scheduled cut will be in the fall. The Master Association is adding trees and ballads for additional safety from motorized vehicles on the trail near the Summer Stone area. The white fences throughout WingHaven are being painted along with the white fence at the Park & Gardens and the fence near the kid's fountain on Boardwalk Springs. WROA now has 19 sponsors supporting our community events. The owner of the 'dump site' near Hammock Court has been notified of the problem and it was recommended to them that they put up a chain and sign across the area. If there is no compliance they possibly could end up in court with the City of O'Fallon.

Resident Q & A Session

Question: What is the purpose of the 'WingHaven Life Magazine'? It seems that it is no longer a good example of the WingHaven community.

Answer: It was discussed by President Kling, the Board members and other residents that it is disappointing because it seems that it has become just an advertising source. It was also noted that the magazine should not be using the WingHaven logo.

Treasurer's Report

Director Albridge reported that our May income is \$517.8K. The alley income is \$31.2K but there is upcoming work needing to be done in the alleys. Our operational expenses through May are \$345.8. Electricity came in under average but water came in slightly more than the average. We have incurred maintenance expenses of \$1.6K this year.

Grounds have \$33.3K in expenses through May. Parks and Gardens have incurred expenses of \$6K so far this year. Alley expenses were \$3.2K under average. We are currently holding a \$127.7K surplus in our cash position. After the five months of 2017, our income has exceeded our expenses by \$170K. We continue to look forward to a good year and will continue to keep a close eye on our finances. As always, any questions can be emailed to Director Albridge. His email address is listed on the WROA website---www.wroa.info.

Committees

Events – The first concert at the Park & Gardens that was to be held on May 20, 2017 was cancelled due to inclement weather.

Architectural – Director Albridge reported there were seven requests and the committee approved all seven.

Grounds – Director Bronowicz reported that last month Proposal 7831 identified 9 items 6 were approved and 3 are still pending to determine if they are the responsibility of the Master Association or the WingHaven Country Club.

Proposal #7892 from Runyon Landscaping in the amount of \$1490 was submitted for the removal of trees around and near 634 Thornridge. A motion to approve was made.

MOTION – A motion was made by Director Bronowicz to approve proposal #7892 in the amount of \$1490. It was seconded by Director Halley and was approved by all.

CMA will notify Runyon that proposal #7892 has been approved.

Mowing of the grounds and removal of trees near Crossroads School (left hand side) and Timber Meadows had been moved to the Executive Session.

Black Hawk-Village B has completed their street tree plan.

Beautification – there are locks on both electrical panels, the stage has a lockbox and there is a lockbox on the panel by the Pavilion. A note to contact CMA for the lockbox code will be placed on forms for those using the Pavilion.

Neighborhood Watch

Troy Moore, co-chair for Neighbor Watch, will attend the next WingHaven concert to be held on Saturday, June 24, 2017 at the Park & Gardens.

Management

Fifty one violation letters have been sent out. Eighteen residents are with our attorney. Total prior years' fees that have been collected since last meeting are \$11,275.21. A total of twenty-five reservations for the Park & Gardens Pavilion have been made. All garden plots have been rented. A Certa Pro proposal for \$5435 has been submitted for the staining of the Pergola & Amphitheater.

MOTION – Director Albridge made a motion to accept the Certa Pro bid for

\$5435, dated 5-26-17, job# AW6CFB00211 (for the staining of the Pergola & Amphitheater). It was seconded by Director Bronowicz and approved by all.

It was mentioned by a resident that there was wood rot on the Pergola. Director Halley, Director Bronowicz and the resident will inspect the Pergola after the regular meeting has adjourned.

There will be no action this year for alley sealing.

Unfinished Business – there was an open discussion regarding political signs regarding the rules for the type of signs, the size, placing, the removal, etc. No decision was made.

Adjourn

A motion was made by Director Albridge to adjourn the meeting at 7:11 p.m. It was seconded by Director Halley and approved by all.

Respectfully submitted,
Yvonne Wilson
Board Secretary