

WingHaven Residential Owners Association Board of Directors Meeting June 20, 2016

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, June 20, 2016 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Michael 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 6:00 p.m. This was followed by the Pledge of Allegiance.

Agenda

A motion was made by Director Albridge to accept the agenda with the changes regarding the additions of the 5 minute residential sign in for questions and the 5 minute Q & A for the O'Day Park. It was seconded by Director M.Wilson and approved by all.

Meeting Minutes

A motion was made by Director Cross to accept the minutes from the May 16, 2016 meeting. It was seconded by Director Halley and approved by all.

President's Comments

President Kling welcomed Lori Van Houten as the voting member for Stoney Mountain. Eagle Scout Alex Wiese will be working on a project identifying birds living within the Wetlands. When completed, Alex will earn one of his badges. The rest of the Sculpture, located at the intersection of WingHaven Blvd. and Phoenix Parkway, is scheduled for delivery on June 21st. When this is complete, lighting and landscaping will be installed. This project is being paid for by the Master Association NOT the WROA.

City of O'Fallon Parks Board Presentation

Jim Frain presented the future plans for the O'Day Park and what it will mean to the residents of O'Fallon, especially those who live in the south part of O'Fallon....walking trails, zip lining, children activities, an event center, camping sites, a Veterans Museum, etc. It will be a safe and secure place with Park Rangers on premise. This will be on the August 2, 2016 ballot. For more information, please go to ofallon.mo.us. and click on PropParks.

Resident Q & A Session

There were two questions submitted for discussion.

Question 1: Who is responsible for the downed trees on Phoenix Parkway?

Answer: The Master Association and they will be contacted about replacing them.

Question 2: Who is responsible for the downed light pole on WingHaven Blvd.?

Answer: The City of O'Fallon and they will contact Ameren Missouri to replace it.

Treasurer's Report

Director Ken Albridge reported to the Board that our budget is doing pretty well and that we are still under budget for the year. Our income has exceeded last years income by \$13K, expenses came in \$8K higher than last year, electricity came in under average, water returned to normal, community events have not touched their budgeted allotment, there are still no maintenance expenses, Park & Gardens had no expenses. We are currently \$157.9K to the positive. Director Albridge stated tht we are on track for a good year and hopefully for another surplus this year. Again, any questions can be emailed to Director Albridge (email is listed on the WROA web site).

Management Report (CMA)

Fifty seven violation letters were sent out by CMA on May 17, 2016. Twenty-six residents are with the attorney for collections. \$3,419.25 has been collected for fees from prior years. One hundred forty three late notices were sent out in May, none will be sent out in June. The next late notices will go out in August.

MOTION - A motion to flush cut the honeysuckle at 725 Phoenix Way to eliminate it from growing into their yard was made by Director Cross. It was seconded by Director Albridge and approved by all.

The tot lot canopy at Falcon Hill Pkwy and Hawk Run will be painted next week, paid for by the Master Association.

Committee Reports

Events – WingHaven's Got Talent was cancelled due to lack of participation, a band was hired to fill in the time. The next event will be on June 25 and the band will be Trixie Delight. A new banner for Pets in the Park has been purchased, all magnets have been distributed, due to the number of events occurring this summer, the committee is looking for additional support staff.

Architectural – there were three request and all were approved.

Grounds – Mike Bronowicz and Bill Halley will meet with Terry Runyon to decide which Ash trees will be removed and what new trees will be planted. The program is in 4 stages, the first stage beginning this fall with \$22,000 being budgeted. Runyon Company is working with the Master Association to remove nine trees along Timber Meadows Parkway. The plan can be reviewed at our website...wroa.info.

Beautification – we discussed putting new gravel in the garden area. Since the fence will not be painted at this time, the money budgeted for that will be put toward the new gravel.

MOTION – A motion was made by Director M.Wilson to refresh the gravel and kill the weeds in the pathways using an organic non-toxic treatment. The cost will be covered by not painting the garden fence and is not to exceed \$500. The motion was seconded by Director Bronowicz and approved by all.

A mail box painting initiative throughout WingHaven will be started in the near future, and Director Halley has researched photo cell lighting for the tot lot located at Hawk Run and Falcon Hill Pkwy. It will cost \$3500 and will light the area from dusk to dawn.

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 the meeting was made by Director Bronowicz and seconded by Director Cross. It was approved by all. The next board meeting will be held on July 18, 2016. The meeting adjourned at 7:20 p.m.

Respectfully submitted,
Yvonne Wilson
Board Secretary