

WingHaven Residential Owners Association Board of Directors Meeting – March 19, 2018

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, March 19, 2018 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Ken Albridge, Mike Bronowicz, Bill Halley, Patrick Bowen and Michelle Wilson. Yvonne Wilson was excused. Also present were Barbara Murray and Ingrid Schaeffer from CMA.

Call to Order

The meeting was called to order by President Albridge at 6:00 p.m. Girl Scout Troop #4731 presented the Flag followed by the Pledge of Allegiance.

Agenda

A motion was made by Director Bowen 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 February, 19 2018. It was seconded by President Albridge and approved by all.

President's Comments

President Albridge welcomed everyone to the meeting. He shared that he met with the Master Association and they have agreed to partner with the WROA Board on fixing the monument at Falcon Hill and the Emerald Ash Bore tree removal. President Albridge also addressed the ongoing concerns of the utility work along WingHaven Blvd and Phoenix Parkway. The utilities have the right a way. The City of O'Fallon is working on making sure that any disturbance to landscaping affected by utility work is put back properly. The Master Association has stated that if the landscaping is not put back to the satisfaction of WingHaven then they will contract Runyon Landscaping to correct it.

Voting Member Nomination and Appointment

Jacqueline Antal was not nominated and/or appointed as she was not in attendance.

Treasurer's Report

Director Bowen reported that our total income thru February \$420K. This is \$75,000 less than last year at this time. We are collecting fewer late fees. The alleys are running under budget by \$8,000 but expenses are above budget by \$1,000 due to the addition of pre-treatments for bad weather. We continue to look forward to a good year for WingHaven. As always, any questions can be emailed to Director Bowen. His email address is listed on the WROA website....www.wroa.info.

Committee Reports

WingHaven Events – May 5th is the Annual garage Sale. To participate please contact Kathy Kilo – State Farm 636-561-6460. May 12th is May Days. May 19th is the First concert. For more information on events please go to their facebook page @winghaven events or WROA.info.

Architectural – Director Halley reported there were three requests and all were approved.

Grounds – The monument at Falcon Hill will be fixed in the Fall of 2018.

Beautification – The replacement slide for the Tot Lot at the Park and Garden has been ordered. The original slide was damaged due to vandalism. It was reported that there are sofa's on the lot behind Massa's. CMA contacted the land owner and they will have the sofa's removed. It was also reported that the playground at Falcon Hill is flooding. We are currently looking into how to fix the drainage. Please contact CMA if you see anything that needs the attention of the Board. The Board does not participate in Social Media.

Neighborhood Watch No Report

Management Report

Thirteen violation letters were sent out since the last meeting. Seventeen residents are with the attorney. Total prior year's fees that have been collected since the last meeting are \$5,017.14

8 residents have submitted their declaration of candidacy to be a Voting Member. Declarations are due to CMA by April 10th, 2018.

Unfinished Business –

Emerald Ash Borer Tree Replacement Plan; Director Bronowicz will meet with Terry Runyon to see which trees need to be removed. Tree removal and replacement will happen in the fall of 2018.

New Business – no report

Questions from Residents

1. Are there any details on the Bike Trail from WingHaven to Bush Wildlife?
It is still in progress.
2. What is going into Llewelyn's?
No prospects are known at this time. There are new businesses going into the strip mall by Spa WingHaven.
3. When will the new apartments be done?
Another year and a half to be complete. They are also considering putting in a traffic light at Phoenix Parkway and Technology Drive.
4. What happened to WingHaven Life Magazine?

It is not being published at this time and it is not known if it will be again.

5. Has the Board discussed getting Dog Waste Receptacles?

The Board has not discussed it. This would be something the Master Association would need to look into as most of the receptacles would be on their land.

Adjourn

A motion was made by Director Bronowicz to adjourn the meeting at 6:37 p.m. It was seconded by Director Bowen and approved by all. The next meeting will be held on April 16th, 2018 at 6:00 p.m.

Respectfully submitted,
Michelle Wilson
WROA Board Director