

WingHaven Residential Owners Association Board of Directors Meeting – May 15, 2017

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

Meeting Minutes

A motion was made by Director Bronowicz to accept the minutes from the meeting held on April 17, 2017. It was seconded by Director M. Wilson and approved by all.

President's Comments

President Kling welcomed the voting members and residents that were in attendance. He announced that the power washing of the fence along WingHaven Blvd. is completed; painting will start as soon as weather permits and landscaping will be added later. Sanitary and water lines are being installed for the new condos being built at Technology Drive and Phoenix Parkway. Builder will continue to update the Board as work is being done. May Days was held on May 13th at the Boardwalk and was a huge success.

President Kling introduced Mike Eilers and Dan Mareschal who gave a presentation on the Thermal Energy Storage Tank Project being installed on MasterCard property. After the presentation, they answered questions from residents regarding sight-line, color, size, construction noise, and the reason for installing the tank. It was stated that it would keep their data center cool at a more reasonable cost. O'Fallon City has approved with a tentative start date of July 1, 2017 and a completion deadline of Oct. 31, 2017.

Resident Q & A Session

There were no questions submitted.

Treasurer's Report

President Kling gave the treasurer's report for Director Albridge. Our total income through April 2017 was \$503.3K. Alley income of \$30.3K was slightly above average. Administration expenses are over average by \$3.3K but are less than last year. Electricity came in under average and water came in slightly above average. Community Events has a budgeted allotment of \$20K for the year. Grounds have \$23.2K expenses through

April. These figures will be watched when fall approaches and the aging infrastructure will be monitored by the grounds committee. Parks and Gardens incurred \$5.8K which is part of the tot lot light project. Alley expenses are under average but will be watched to make sure that it stays under control. We are currently holding a \$110.3K surplus in our cash position. We expect to exceed expectations and run a surplus for the year.

Committees

Events – The first concert at the Park & Gardens will be held on May 20, 2017, music beginning at 7p.m.

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

Grounds – Director Bronowicz reported that he walked the common grounds with Terry Runyon and the Master Association. Terry put a proposal together to take care of the work that needs to be done throughout the WingHaven community. Proposal # 7831 in the amount of \$6,310 was sent to CMA. It was presented to the Board and discussed. A motion was made by President Kling as follows:

MOTION – Director Kling made a motion to accept proposal #7831 and to proceed to do the work of items 1 thru 6. Seven, eight, and nine will be investigated, as to who is responsible for the landscaping (WROA or Master Association). Results will be announced at a later date.

Beautification – Directors M.Wilson and Halley will have a report in June.

Neighborhood Watch Program

Chairman Bill Wilkerson and Co-Chair Troy Moore reported they have met with O’Fallon Police and they will be collecting information along WingHaven Blvd. and Phoenix Pkwy and Falcon Hill Pkwy. to Bates Road. On WingHaven Blvd. they are reporting that less than 1% of travelers along that stretch of road are speeding.

Several car and home break-ins have occurred in the area and Officers Jacob reminds residents to... 1)Lock car doors, 2)Leave lights ON inside and outside, and 3)DO NOT post your where-about on FaceBook.

Solicitors – need to be wearing a badge with picture.

Management

Twenty-three violation letters have been sent out. Eighteen residents are with our attorney. Total prior years’ fees that have been collected are \$1444.86. Twenty-two reservations for the Park & Gardens Pavilion have been made. There are still four (4)

garden plots available. The staining project on the Gazebo at the Boardwalk Gardens has been completed. There is an issue with the landscaping around a residence within Boardwalk Gardens...this will be reviewed by the Board in Executive session. The Board will also be discussing the City of O'Fallon 'noise policy' regarding how early outside remodeling/roofing construction on a home can begin. The monument repair being done by Acculift is on schedule.

Voting Members Appreciation Night

President Kling gave the report for Director Albridge. It was held at the Brass Rail restaurant where all enjoyed great food and drinks. Certificates of appreciation were given to the voting members. He stated that it was successful and enjoyed by everyone who attended. It will be a yearly function.

Unfinished Business – there was none.

New Business

The Board members and voting members discussed the placing of political signs during an election period (re: time, date, place, manner and size of sign). The Board made no decision regarding this. See the WROA web site (www.wroa.info) for 'political sign' information **during** an election period.

Adjourn

A motion was made by President Kling to adjourn the meeting at 7:37 p.m. It was seconded by Director Halley and approved by all.

Respectfully submitted,
Yvonne Wilson
Board Secretary