

## **WingHaven Residential Owners Association Board of Directors Meeting May 16, 2016 – Voting Member Meeting**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, May 16, 2016 at the Boardwalk Corporate Center in the Community Room. This was the annual Voting Member Meeting. In attendance were Directors Dale Kling, Ken Albridge, Michael Bronowicz, Michelle Wilson and Bill Halley. Yvonne Wilson and Carol Cross were 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 Bronowicz to amend the agenda to realign the agenda as the Treasurer, Ken Albridge was running late due to work obligations. It was seconded by Director Halley and approved by all.

### **Meeting Minutes**

A motion was made by Director Bronowicz to accept the minutes from the April 18, 2016 meeting. It was seconded by Director Bill Haley and approved by all.

### **President's Comments**

President Kling had the voting members that were present introduce themselves. The sculpture at Winghaven Blvd and Phoenix Parkway will be going up as soon as weather permits. The Plaques that have been on display at each meeting will now be displayed in the library.

President Kling thanked all the voting members for coming to the appreciation event last month and for their service to the community. He emphasized that the board appreciates them and all that they do for the community. Certificates of Appreciation were passed out to the voting members who did not attend the appreciation event and the remaining certificates will be mailed.

President Kling appointed two voting members. Suzanne from Cypress Knoll and Patrick from Boardwalk Meadows.

**Motion:** Appoint Suzanne of Cypress Knoll and Patrick of Boardwalk Meadows as a voting members for the year 2016-2017. President Dale Kling made the motion and it was seconded by Director Bronowicz and approved by all.

### **Attendees' Opportunity to address the Board per sign-in**

There was one question submitted for discussion.

**Question:** What happened to the new apartment complex that they heard about last year?

**Answer:** It is estimated to start construction in June. The escrow account has been opened to connect all the trails.

Proposition Parks will be on the August Ballot and it will include O'Day park, located on Hwy DD, there will be an event center, children's activities including a zip line and will be the first park on the south side of O'Fallon. There is a large rendering of O'Day Park located at the Renaud Spirit Center. Alligator creek will also receive an upgrade if this proposition passes.

### **Voting Member Discussion –**

Question: There are 4 or 5 dead trees on Timber Meadows Parkway, who is responsible for their removal?

Answer: The Master Association

Question: There is are missing trees along WingHaven Blvd, is that the Master Associations responsibility?

Answer: Yes

Question: The street signs are showing wear and tear; how do we get them fixed?

Answer: Blue signs are the responsibility of the Master Association. Green/White signs are the responsibility of the City. Director Michelle Wilson will look into this.

Question: Who is responsible for Home up keep?

Answer: Either this Board or a Sub-Association Board. Ingrid will look into a specific house.

Question: Trees – Are the residents responsible for the trees located in front of their house?

Answer: Yes. If a tree dies, the resident is responsible for its removal and replacement, if desired. The resident is also responsible for the trimming of the trees.

Question: There is a problem with dogs not being on leashes, feces on the sidewalk and paths. What can be done about this?

Answer: Wroa.info has the pet policy and the City of O'Fallon also has a pet policy. It is recommended to review these and then call in any violations that are witnessed.

### **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 is just under the 4 year average but up \$13,000 from last year at this time. We switched Insurance Companies and instead of paying the premium monthly like in the past we had to pay it all at once. Director Albridge stated that 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**

Forty-Five violation letters were sent out by CMA since the April 19<sup>th</sup> Board Meeting. Twenty-Five residents are with the attorney for collections. \$2446.61 has been collected for fees from prior years. Twenty-three reservations for the Park & Garden pavilion have been made so far this year. All of the garden plots have been rented.

**Discussion on the rental of Boardwalk Pavilion:** An Enclave resident requested to rent the Pavilion, that request was denied. Should non-residents be allowed to rent the Pavilion?

**Motion:** To decline request by Enclave or any non-resident to reserve the Boardwalk Pavilion. Director Ken Albridge made the motion and was seconded Director Bill Halley. It was approved by all.

Proposal #7401 submitted by Runyon Landscape Management to remove and replace two oak trees by Boardwalk Gardens.

**Motion:** Remove the two Oak trees; do not replace. The motion was made by President Dale Kling and seconded by Director Mike Bronowicz and approved by all.

### **Committee Reports**

**Events** – Betty Kling presented the Events report. Magnets are being handed out by the Events Committee members. 6 North Café is sponsoring the food for the concert for the May 21<sup>st</sup>. The first band is A.D.D. and the MasterCard dedication will be before the concert at 6pm. There will be 5 concerts this year, National Night Out, A Pub Crawl, Trunk or Treat and the Gingerbread Soirée. They have 18 Corporate Sponsors, 12 of which are new. The trash cans have been ordered and are being installed. New Event signs have been ordered. Food trucks will be at the June 11<sup>th</sup> concert.

**Architectural** – three requests were approved.

**Grounds** – the report was given by Director Mike Bronowicz. There is a plan in place for the removal and replacement of the Ash Trees on the WROA common ground. This will take place in the fall. There will be informational meetings with residents on what will happen with the Ash tree removal in their village. There are still areas that need to have their street side trees trimmed. It is a concern that someone is going to get hurt if these trees are not trimmed. Runyon Landscaping has requested and been granted an extension with the city to correct the tree trimming in Suncrest Village.

**Beautification** – Director Michelle Wilson stated that the dedication preparations are complete for the May 21<sup>st</sup> concert. The Asphalt path should be completed the week of May 16. There has been a delay due to weather. The committee is working on items for next year's budget. The Tot Lot lights are up and came in under budget. They are working on lighting for the tot lot on Falcon Hill. Solar power is a possibility for lighting.

**Unfinished Business** - there was no unfinished business.

**New Business** –

Should the Board provide informational briefings to new residents? It was discussed and decided that there are opportunities already in place for residents to ask questions and address the board. It was stated that previous Board's have tried this with no success.

CMA mails thumb drives to all new homeowners with all the documents of WingHaven. It was decided that the Board will not provide these sessions.

Should we allow the City of O'Fallon to post on the WingHaven Next-door site? It was decided to allow the City of O'Fallon to post on Next-door.

How does the Board reply to Social Media comments? The Board responds selectively and all official communication from the Board is on [www.wroa.info](http://www.wroa.info).

**Adjourn**

A motion to adjourn the meeting was made by Director Albridge and seconded by Director Bronowicz. It was approved by all. The next board meeting will be held on June 20, 2016. The meeting adjourned at 7:36 p.m.

Respectfully submitted,  
Michelle Wilson  
Board Director