

## **WingHaven Residential Owners Association Board of Directors Meeting – Nov. 16, 2015**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, November 16, 2015 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Carol Cross, Michelle Wilson, Michael Bronowicz and Bill Halley. 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 and was seconded by Director Michelle Wilson. It was approved by all.

### **Meeting Minutes**

A motion was made by Director Bronowicz to approve the amended minutes (location correction) from the Oct. 19, 2015 meeting and was seconded by Director Halley. It was approved by all.

### **President's Comments**

President Kling welcomed the two residents (Kelly Carrol and Glenn Fischer) that were in attendance at the meeting. President Kling has contacted MasterCard to set a time for the ceremony to recognize MasterCard's contribution to the new Tot Lot. MasterCard chose the ceremony to be at the first concert event held at the Park & Gardens in the spring of 2016.

President Kling announced again,, that there will be **NO MEETING IN THE MONTH OF DECEMBER**. Our first meeting of 2016, will be held on January 18, 2016 and it is the WROA Annual Election meeting/Voting Members meeting.

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

There were no attendees who wished to address the Board.

### **Treasurer's Report**

Director Ken Albridge reported to the Board that all income going forward will contribute to a reduction in the deficit spending that was budgeted for 2015. The alley expenses next year will include sealing all the alleys. The Board has continued to perform admirably while performing their fiduciary responsibilities handling WingHaven's expenses and commitments. The final deficit reduction, barring any major anomalies, will fall between \$35K to \$50K.

A budget meeting was held on Oct. 28, 2015, all Board members attended and a 2016 budget was created. It was approved by all Board members and will be sent to all residents of the WingHaven community. If anyone wishes to see more detailed financial information, you are welcome to contact Ken at his email address which is posted at wroa.info.

### **Management Report**

Twelve violation letters were sent out to residents and eighteen residents are with the attorney. \$150 has been collected this month from past due accounts.

### **Committee Reports**

#### **Events**

Director Cross reminded everyone that on Dec. 6, 2015, the first WingHaven Gingerbread House Soiree will be held. Berkshire Hathway Real Estate has graciously offered the use of their office to host the event. Everyone can enter their own creations; there will be judges, lots of food, and refreshments. 100 % of the money raised that evening will go to help children, among the recipients is Angel Arms.

#### **Architectural**

Six requests were received and all six were approved.

#### **Grounds**

Charlie Nagel reported that Option B will be used to handle the Ash Borer Problem in WingHaven. In the spring of 2016, a team will meet with Runyon Landscaping and decide on the area to begin removing and replacing ash trees, diseased or not. This is the start of the four year plan to correct the problem.

#### **Beautification**

Director Michelle Wilson gave an update on the Tot Lot. The work will be completed before Thanksgiving, this includes the timbers that will surround the play area. The ribbon cutting with MasterCard will be held in the spring of 2016 at the first concert. The exact time will be announced at a later date.

### **Unfinished Business**

The City of O'Fallon will begin the Code Enforcement Sweep later this year. The sub-associations will take care of their own requirements to satisfy the codes.

Director Yvonne Wilson contacted Kory Sheets of the Traffic Division regarding a 'No Parking' issue along Rolling Thunder Drive. She will be talking to Lori Van Houten who requested no parking along the west side of the street. An investigation will be done. Director Michelle Wilson will contact Dan Komb (Stoney Mountain) regarding one way signs posted in the alleys.

**New Business**

There is no new business.

**Adjourn**

A motion to adjourn was made by Director Cross and seconded by Director Albridge. It was approved by all and the meeting adjourned at 6:45 p.m. There will be NO December Board meeting. The next Board meeting will be held on January 18, 2016.

Respectfully submitted,  
Yvonne Wilson  
Board Secretary