

WingHaven Residential Owners Association Board of Directors **Meeting – Nov. 20, 2017**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Nov. 20, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Michelle Wilson, Ken Albridge, Mike Bronowicz, Bill Halley, Patrick Bowen and Yvonne Wilson. Also present were Barbara Murray and Ingrid Schaeffer from CMA.

Call to Order

The meeting was called to order by Vice-President Michelle Wilson at 6:02 p.m. This was followed by the Pledge of Allegiance.

Agenda

A motion was made by Director Albridge to accept the agenda. It was seconded by Director Halley and approved by all.

Meeting Minutes

A motion was made by Director Albridge to accept the minutes from the meeting held on Oct. 16, 2017. It was seconded by Director Bronowicz and approved by all.

President's Comments

Vice-President Michelle Wilson welcomed the residents that were in attendance. With the resignation of Dale Kling as President of WROA, a resident of Group 6, Patrick Bowen offered to run as a Director from that group.

MOTION – A motion was made by Director Albridge to appoint Patrick Bowen as the Director for Group 6. It was seconded by Director Halley and approved by all.

Residents Q & A Session

None

Treasurer's Report

Director Albridge reported that our total income thru October is \$552.7K. The Alley income is \$33.5K, which fell below average. Our overall operational expenses thru October are \$476.6K. Administration expenses in October were \$45.6K. Electricity came in at \$106 which is slightly over last month. Water billed more than expected in October but should end the year under budget. Grounds expenses thru October are \$115.9K. Park and Gardens expenses will be under budget. Alley expenses will realize an \$18K surplus providing we have no major snow storms. We are currently holding a \$179.7K surplus in our cash position. We continue to look forward to a good year for WingHaven. As always, any questions can be emailed to Director Albridge. His email address is listed on the WROA website.... www.wroa.info.

Committee Reports

WingHaven Events – the Gingerbread Soiree will take place on Dec. 3, 2017 at the WingHaven Country Club from 5-9 pm. More information can be found on the WingHaven website... www.wroa.info.

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

Grounds – no report

Beautification – Director Halley reported that the lighting for the last tot lot, located at Grey Mountain and Rolling Thunder, should be completed in April or May.

Neighborhood Watch – no report

Management Report

Eighteen violation letters were sent out since the last meeting. Eighteen residents are with the attorney. Total fees that have been collected since the last meeting in October 2017 are \$673.12. We are looking for fourteen new voting members within groups 2,3,4,5 and 6...please contact CMA if you might be interested or know anyone that might want to volunteer (Ingrid @ 314-878-0025 x 108, or Barbara @ 314-878-0025 x 102). There will be an election for Directors in Groups 3, 4, and 5. Letters will go out to all residents in this group this week.

Unfinished Business – none

Adjourn

A motion was made by Director Bronowicz to adjourn the meeting at 6:21 p.m. It was seconded by Director Albridge and approved by all. The next meeting will be held on January 15, 2018 at 6:00 p.m. The December 2017 meeting has been cancelled...Merry Christmas and Happy New Year!!!!

Respectfully submitted,
Yvonne Wilson
Board Secretary