

WingHaven Residential Owners Association Board of Directors Meeting – November 21, 2016

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Nov. 21, 2016 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Michelle Wilson, Mike Bronowicz, Bill Halley and Carol Cross. 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 Albridge and approved by all.

Meeting Minutes

A motion was made by Director Albridge to accept the minutes from the meeting held on Oct. 17, 2016. It was seconded by Director Bronowicz and approved by all.

President's Comments

President Kling welcomed three residents to our meeting. He made a recommendation to cancel the December 2016 meeting. Director Halley made a motion that the Dec. 19, 2016 meeting be cancelled and the WROA Board will meet the next time on Jan. 16, 2017. It was seconded by Director M. Wilson and approved by all.

Resident Q & A Session

At last month's meeting, a question was brought up regarding golf carts being used on city streets and if this was legal. Officer Knopf checked and the answer is 'yes'. There are laws pertaining to this and it is recommended that the residents keep a copy of the laws in the cart. The carts need to be insured and proof should be available, brakes need to be in good working order, cannot exceed 25 MPH, and cannot be operated on streets with a speed limit in excess of 35MPH. There are exceptions for handicapped people.

Treasurer's Report

Director Albridge reported to the Board that our operational income through October was \$560,178.06. Our operational expenses through October came in at \$491.2K which is a \$61,668 surplus. Electricity is maintaining its under average trend, water dropped below average last month, Community Events budget had little movement this month. Grounds billed \$21.3K this month. The Ash Tree Replacement project has begun...we have budgeted \$22K for this project this year and for the next three years. Due to the \$32.7K

alley project being paid to Fontana, the alley budget is in a deficit status. The Board is waiting to hear from Bob Dutton regarding his 5 year projection on repairs/maintenance. Our cash position is currently \$198.2K to the positive. Again, any questions can be emailed to Director Albridge (email address is listed on the WROA web site – www.wroa.info).

Management Report

Nineteen violation letters have been sent out. Eighteen residents are with our attorney. Total fees (including prior years) that have been collected are \$666.57. Thirty five reservations have been made for the use of the Pavilion. In mid-December, candidacy letters will be going out to residents of Groups 1, 2, 6 and Member At Large. The terms for Dale Kling, Michael Bronowicz, Carol Cross and Ken Albridge will be up and those wishing to run for the Board will be eligible to fill out a form and return it to CMA.

Committee Reports

Events – the December event will be the Gingerbread House Soiree and it will take place Dec. 4, 2016 at the WingHaven Country Club. It will be from 5-8 p.m. There will be food and lots of activities for the children. There will also be corporate sponsor recognition from 4-5 p.m. The winter Pub Crawl will take place in January 2017, more information on web site.

Architectural – Director Albridge reported there were 3 requests and all three were approved.

Grounds – all ash trees have been removed that were identified and planting of the replacement trees will be completed by mid December. Rules for golf carts were discussed in the ‘President’s Comments’.

Beautification – nothing was planted on circle islands if there is ‘no’ light on island. There will continue to be only one monument at the corner of Falcon Hill/Hawk Run. The City of O’Fallon has rules for types of trees, and the distance of trees from the street. Therefore it is recommended that residents wishing to replace their trees, consult the City of O’Fallon before planting anything and get the City’s approval.

Unfinished Business – none

New Business – none

Adjourn – a motion was made by President Kling and seconded by Director Albridge to adjourn the meeting at 6:55 p.m.

Respectfully submitted,
Yvonne Wilson
Board Secretary