

## **WingHaven Residential Owners Association Board of Directors Meeting – October 16, 2017**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Oct. 16, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Mike Bronowicz, Bill Halley and Michelle Wilson. Yvonne Wilson 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 6:01 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 Bronowicz to accept the minutes from the meeting held on Sept, 18 2017. It was seconded by President Kling and approved by all.

### **President's Comments**

President Kling welcomed everyone to the meeting. He shared that the WROA received a thank you from a resident for the great WingHaven Events. He also shared that the rescue that placed a trap to capture one of their missing foster dogs was a success and the dog is now back safely at his foster home. The rescue thanked the residents and the WROA for all their help.

He gave thank you gifts to all the board members and to Barbara and Ingrid to thank them for all their hard work over the years.

### **Residents Q & A Session**

**Question:** There is about 20 holes not covered up from the fiber optic installation along WingHaven Blvd. What can be done to correct this?

**Answer:** President Kling will contact the Master Association, as this is their property and he will contact the city to see who the contractor is.

**Question:** With the new development happening at DD, what will be done to make sure that WingHaven Blvd won't become a faster track?

**Answer:** There is a stoplight going in by the theater. The development will take several years to build. The city will be improving the signage along WingHaven Blvd. Traffic studies have already been done and did not show there is not excessive speeding on the Blvd.

**Question:** Will there be improvements to WingHaven Blvd?

**Answer:** WingHaven Blvd will be resurfaced including cross walks and ADA improvements, will start in 2019.

### **Treasurer's Report**

Director Albridge reported that our total income thru September was \$550K. This is \$3,000 less than last year at this time. We are collecting fewer late fees. The alleys are running under budget by \$1,000. Our operating income is \$450k which is \$12k less than last year. 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** – Oct 7 was the last concert of the season. The bonfire was provided by Runyon Landscaping. Oct 21 is the Trunk or Treat done by the Winghaven Business Association. December 3<sup>rd</sup> is the Gingerbread soiree. We are currently accepting gingerbread entries.

**Architectural** – Director Albridge reported there were nine requests and the committee approved eight requests. One request is pending city approval.

**Grounds** – Runyon Landscaping is currently removing trees that are close to homes.

**Beautification** – John from Grasser electric will be looking at the electrical panels in the Park and garden to make them easier to open and close. Street signs and poles are being looked into by the city and the Master Association. Dave Castens and Director Halley looked at all the signs and submitted a list to the WROA and the Master Association.

**Neighborhood Watch** - It has been noted that vandalism and theft is happening to residents who have been leaving their garages open and cars unlocked. Everyone is doing a great job keeping an eye out on the neighborhood. The next meeting will be in November.

### **Management Report**

Twenty-three violation letters were sent out. Seventeen residents are with the attorney. Total fees that have been collected since the last meeting are \$1185.03. Update on Monument repair (Acculift) Dig rite has sprayed the grass. Bud met with Duckett Creek, there is a 20ft trench under the monument. Ameren has stated there is an electrical line under the monument, they can not say for certain how far down it is and if it incased. Acculift will need to hand dig two 3 foot holes at each end of the monument. The electric may need to be shut off and Ameren will charge a fee for that. The fee for Acculift will increase by \$75 an hour to hand dig the holes at each end of the monument.

**Motion** – President Kling made a motion that Acculift will do the hand digging to locate the electrical line at \$75/hour. They are not to go any further until they provide another estimate on any changes. It was seconded by Director Albridge and approved by all.

**Unfinished Business** – None

**New Business** – no report

**Adjourn**

A motion was made by Director Bronowicz to adjourn the meeting at 7:08 p.m. It was seconded by Director Albridge and approved by all. The next meeting will be held on November 20<sup>th</sup>, 2017 at 6:00 p.m.

Respectfully submitted,  
Michelle Wilson  
Board Vice-President