

WingHaven Residential Owners Association Board of Directors Meeting – Sept. 18, 2017

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Sept. 18, 2017 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Yvonne Wilson, Ken Albridge, Mike Bronowicz, Bill Halley and Michelle Wilson. 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. It was seconded by Director Bronowicz and approved by all.

Meeting Minutes

A motion was made by Director Bronowicz to accept the minutes from the meeting held on July 17, 2017. It was seconded by Director Albridge and approved by all. The August 21, 2017 meeting was cancelled due to the festivities surrounding the ‘Total Eclipse’.

President’s Comments

President Kling welcomed the 15 Voting Members and the other residents that were in attendance. He had them introduce themselves, and give updates on happenings in their villages and neighborhoods. President Kling announced that Peace Lutheran Church will be building a new church at Post Rd. and Technology Blvd. St. Louis Life is planning a 10 year anniversary party....details to be announced at a later date. Solar lights on the tot lot at Rolling Thunder and Grey Mountain are installed and working. AccuLift will level and secure the Monument at Hawk Run and Falcon Hill Parkway. The white fences along WingHaven Blvd. have been fixed and painted. The fence at the ‘Gardens’ will be getting a second coat. The O’Fallon City Traffic Safety and Calming office did a study along Falcon Hill Parkway and it was decided there would be NO dips put in along the street but the police will be patrolling the area. Because of the disregard for the ‘Stop Sign’ at Falcon Hill and Hawk Run, WROA will be asking for new signage at that intersection.

Residents Q & A Session

Question: When will the dirty, rusty street signs be replaced?

Answer: They have been reported to the city but nothing has been done yet. President Kling will check on this and report back.

Treasurer's Report

Director Albridge reported that our total income thru August was \$542.6K. Our overall operational expenses through August were \$425.9K and should end the year with expenses between \$540K and \$550K. Electricity continues to come in under average. Community Events has projected expenses to come in between \$25K and \$30K for the year. We have incurred Maintenance expenses of \$1.8K so far this year. Grounds expenses through August were \$89K and we will continue to watch this area because of aging infrastructure. Our current cash position is \$162.2K. 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 – there will be a Winter Pub Crawl, date to be announced later. On Sept. 30, 2017 there will be a 5K run. The final event for this year will be held on Oct. 7, 2017. There will be a band, bonfire and smores. Trunk or Treat will take place on Oct. 21, 2017 from 12:30-3:30 p.m. at the MidWest Bank parking lot.

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

Grounds – No report

Beautification – the Board needs to budget for watering around the monuments for next year OR plan on replacing the shrubs every year. Michelle will check the landscaping at all of the circles and get a proposal from Runyon to keep beautifying the areas. Runyon presented two proposals for landscaping throughout the area and a motion was made to approve them.

MOTION – – President Kling made a motion to approve Runyon Landscaping proposal #7981 in the amount of \$2215.95 and proposal #7975 in the amount of \$980.00 for replacing and removing shrubs. It was seconded by Director Halley and approved by all.

Neighborhood Watch Report – it was reported that vandalism is down in the area. It was reported that the electrical panels are hard to get locked up at both the pavilion and amphitheatre.

Management Report

Since July, eighty violation letters were sent out. Seventeen residents are with the attorney. Total fees that have been collected since the last meeting in July 2017 are \$2973.31. In August 2017, 136 late notices were sent out, and thirty three reservations have been made for the pavilion. CMA will send a letter to all nine homeowners on Cypress Trail to let them know that the trees along Timber Meadows Parkway are on their property and they need to maintain them.

Unfinished Business – WROA does not endorse the WingHaven Life magazine.

New Business – no report

Adjourn

A motion was made by Director Albridge to adjourn the meeting at 7:43 p.m. It was seconded by Director Bronowicz and approved by all. The next meeting will be held on October 16, 2017 at 6:00 p.m.

Respectfully submitted,
Yvonne Wilson
Board Secretary