

WingHaven Residential Owners Association Board of Directors Meeting – Sept. 21, 2015

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, September 21, 2015 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Ken Albridge, Yvonne Wilson, Mike Bronowicz, and Carol Cross. Directors M. Wilson and Bill Halley were excused from the meeting. Also present were Barbara Murray and Ingrid Schaeffer from CMA.

Call to Order

The meeting was called to order by President Dale Kling at 6:03 p.m. A color guard from Girl Scout Troop 3546... Nora Foeller, Emma Mulherin, Emma Carter and Addie Ritchey, presented the flag. This was followed by the Pledge of Allegiance.

Agenda

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

Meeting Minutes

A motion was made by Director Carol Cross to approve the minutes from the Aug. 17, 2015 meeting and was seconded by Director Ken Albridge. It was approved by all.

President's Comments

President Kling welcomed the sixteen residents that were in attendance for the Voting Members meeting. He announced that the treasurer for WROA, Director Ken Albridge, was appointed to the City of O'Fallon's "Parks Board". Ken briefly spoke of the city's development of O'Day Park, which will be located on the northwest corner of Hwy. DD and Hwy. 40. Plans are in process and should begin sometime in 2016 with funds allocated by the City Council for the project.

President Kling also spoke of the **accomplishments** of the present Board since February 2015. Some of those mentioned were ARC guidelines posted on the WROA website, large amounts of community information being posted and updated on the WROA website, the new process for residents 'Question and Answer' session, the new Tot Lot at the Park and Gardens, monthly community events organized by an amazing Events Committee and many more.

Mark Grueber, MO Dept of Conservation, was scheduled to speak on the Ash Tree defoliation and the Ash Borer but was unable to make the meeting. Terry Runyon was present so he answered some questions from the residents pertaining to the problem. Mr. Grueber will try and attend a future meeting.

Attendees' Opportunity to address the Board per sign-in

Resident Lori VanHouten (648 Covered Bridge) is requesting a 'No Parking' yellow curb on Rolling Thunder Drive, south of the garden area. She request the 'One Way' sign on the alley exit of Covered Bridge Lane be fixed. She also requested that the area south of the gardens (on the hill) be made decorative with fruit trees, butterfly bushes, etc. She suggested that WROA organize a dump truck to drive through the neighborhoods, trim the trees hindering mail, UPS trucks, etc. and charge the residents \$30. She also had suggestions for the Emerald Ash Borer infected trees and the cost for residents. President Kling thanked her for her research and informed her that it would be discussed in the Executive Session by the Board members.

Resident Dan Kohm (Stoney Mountain) questioned the alley sealing and if it was in the budget for 2016.

Treasurer's Report

Director Ken Albridge reported the Board is performing their fiduciary responsibilities. The final deficit reduction, barring any major anomalies, will fall between \$35K to \$45K. The alley reserve will be all right. After the September Financials are released in October, the Board will be able to put together the 2016 budget. If anyone wishes to see more detailed financial information, your are welcome to contact Ken at his email address which is posted at wroa.info.

Management Report

Twenty seven violation letters were sent out to residents and eighteen residents are with the attorney. \$4363 has been collected this month from past due accounts. Two more events have been booked for the Pavilion.

Committee Reports

Events

Director Cross reported that this year 'Trunk and Treat' will be held on Oct. 17, 2015 in the Midwest Bank parking lot. The time will be 12:30 p.m. to 3:00 p.m. There will be many local businesses with 'give-aways' and lots of other activities for children--another great event for our community. On Dec. 6, 2015, there will be a 'Gingerbread Swaree', more details to follow on the wroa website..... www.wroa.info. Betty Kling (treasurer) announced they have thirty-six sponsors and are looking for more volunteers for the committee.

Architectural

Chairman Albridge reported there were 6 request and all 6 were approved.

Grounds

The fountain on the Boardwalk is working again, all the hardware has been replaced. Director Carol Cross is looking for a replacement to take over the 'Gardens'. Terry Runyon's company will be winterizing the fountain in December and opening it up in the Spring of 2016.

Beautification

Director Michelle Wilson is continuing to make plans for the completion of the Tot Lot. The contribution from MasterCard will enable the committee to install a swing set, tables, benches, more landscaping and several other things. Director Yvonne Wilson gave an update on the street light survey and tree trimming. She and Director Michelle Wilson will be meeting with Runyon to review and make plans to do the needed work. The Board members will be creating the wordage for a recognition plaque honoring MasterCard, to be placed within the Tot Lot.

Unfinished Business

The Board discussed signs being placed on residents properties. Permission has to be obtained from the resident if signage is placed on anyone's property.

New Business

Residents whose homes border the alley near St. Louis Life are concerned with alley obstruction while the project is being completed. President Kling will do a 'meet and greet' to see if an amicable solution can be reached.

There have been inquiries as to 'No Parking' signs being put up in different areas of WingHaven. Director Bronowicz will talk to Bill Warner about procedures for having the signs installed. This will be discussed at the next Board meeting.

Adjourn

A motion to adjourn was made by Director Albridge and seconded by Director Bronowicz. It was approved by all and the meeting adjourned at 7:42 p.m. The next Board meeting will be held on October 19, 2015.

Respectfully submitted,
Yvonne Wilson
Board Secretary