

WingHaven Residential Owners Association Board of Directors Meeting – October 17, 2016

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, Oct. 17, 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 Albridge to accept the agenda. It was seconded by Director Bronowicz and approved by all.

Meeting Minutes

A motion was made by Director M. Wilson to accept the minutes from the meeting held on Sept. 19, 2016. It was seconded by Director Halley and approved by all.

President's Comments

President Kling welcomed four residents and Officer Jacob Knopfel, our liaison with the O'Fallon Police Department. Officer Knopfel gave us an update on crime in our area and reminded us again to be aware of what is going on around our homes and in our neighborhoods. He said one of the biggest problems in WingHaven is the speeding on WingHaven Blvd. They patrol, give out tickets and it still continues....he stated that most of the people who receive tickets do not live in the WingHaven community.

Resident Q & A Session

Question 1: There is no monument at Falcon Hill and WingHaven Blvd. on the left side of the street. Is there a possibility that one can be erected there?

Answer: The Board will discuss the possibility, cost and if it is needed.

Treasurer's Report

Director Albridge reported to the Board that our income through September is \$33,621.45. Our expenses through September came in \$37.1K less than last year but \$13.7K more than the 5 year average. Through September, we have an \$82,001 surplus. Electricity is maintaining it's under average trend. Water is still under the \$15K budgeted for it. Through September, there are no maintenance expenses. Grounds billed \$12.7K this month. Sprinkler maintenance billed this month \$14K versus \$10.9K last year but both were budgeted for an increase. Ash Tree Replacement project has begun...we have budgeted \$22K for this year and for the next three years. Our Cash

position is currently \$219.5K 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

Officer Knopfel gave CMA copies of the crime locations in the community and stated that he is using Next Door WingHaven to communicate information to residents. He reminded us to keep in mind...’Lock It/Don’t Lose It. Don’t become victims, keep garage doors down and lock up your car even if it is in your garage. Age limit for kids driving golf carts was addressed by Officer Knopfel. Underage children may NOT drive golf carts on streets or sidewalks and parents are responsible for them if they do drive them.

Twenty violation letters have been sent out. Eighteen residents are with our attorney. Total fees that have been collected are \$4983.41. Thirty four reservations have been made for the use of the Pavilion.

Committee Reports

Events – Director Cross reported that the Trunk or Treat event held on Oct. 15, 2016 was a Hugh success. As of Sept. 30, 2016, their reserve account was \$11,425.78 and their working account was \$6009.85. The last event of the year will be the Gingerbread House Soiree to be held on Dec. 4, 2016.

Architectural - Director Albridge reported there were 4 requests and all four were approved.

Grounds – Director Halley reported that we will be spending the budgeted amount of \$22,000 for the Ash Tree removal of 2016. Replacement starts in November...the diseased trees will be replaced by a variety of trees. As of now, only thirty trees need to be replaced versus the original sixty-six. The committee will be meeting with Terry Runyon to identify more problem trees throughout WingHaven.

MOTION – President Kling made a motion to approve Runyon proposal #7584, dated 10-2-16 in the amount of \$2030.00. It was seconded by Director M.Wilson and was approved by all.

Beautification – Director M.Wilson has been working with the sub-committee regarding the circle trees and their replacements. They met on Oct. 8, 2016 and a recommendation was made.

MOTION – Director M.Wilson made a motion to approve the trees on the circles be replaced with small fountain grasses, plants and drift roses, which will be transplanted from monuments. It was seconded by Director Albridge and approved by all.

Next year, new plants, ground cover and flowers will replace the drift roses taken from around the monuments. The sub-committee will meet next May, 2017 to follow up.

Unfinished Business – none

New Business – the Board will have a 2017 budget meeting with TBA.

Adjourn – a motion was made by Director Bronowicz and seconded by Director Halley to adjourn the meeting at 7:08 p.m. It was approved by all. Executive session will follow in ten minutes.

Respectfully submitted,
Yvonne Wilson
Board Secretary