

WingHaven Residential Owners Association Board of Directors Meeting – February 16, 2015

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, February 16, 2015 at the Boardwalk Corporate Center in the Community Room. In attendance were Directors Dale Kling, Carol Cross, Yvonne Wilson, Ken Albridge, Dave Pieroni, Mike Bronowicz, and Michelle Wilson, also present was Barbara Murray from CMA.

Call to Order

The meeting was called to order by President Dale Kling at 6:00 p.m. followed by the Pledge of Allegiance.

Agenda

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

Meeting Minutes

A motion to approve the amended minutes from the Jan. 19, 2015 meeting was made by Director Cross and seconded by Director M. Wilson. It was approved by all.

PRESIDENT'S COMMENTS

President Kling welcomed the residents that were in attendance.

- The Board members introduced themselves.
- President Kling announced that he will be inviting Council Member Rick Battelle, O'Fallon Police Chief Joachimstaler, and someone from the Justice Center to speak at our March 16, 2015 meeting regarding the April election bond issue to build a new police headquarters.
- President Kling reviewed the modified Roberts Rules of Order which will govern the conduct of the WROA proceedings.

Attendees to Address the Board – No statements or questions

Treasurer's Report

Director Albridge reviewed the report, stated cash on hand of over \$479 thousand.

MANAGEMENT REPORT

CMA reported that 17 violation letters were sent out to residents and 32 homeowners are with our attorney. A CAI (Community Associates Institute) membership for all Board members was discussed. Presently Carol Cross and Yvonne Wilson belong to the organization. A motion was made by Director Cross to enroll the whole WROA Board in CAI if we can get a credit for the two Directors (Cross and Y. Wilson) who are currently members. The motion was seconded by Director M. Wilson and was approved by all. Barbara Murray (CMA) will check with CAI and let us know if it is possible and the cost of the membership for all Board members to belong to CAI.

Committee Reports

Architectural – there were five request and all five requests were approved.

Beautification – work will begin in March to complete the Tier 3 project. The committee will meet with Terry Runyon to review what is to be done.

Communications – the WingHaven facebook page on our website (wroa.info) had 341 likes. It is set up to receive comments only. Presently Director Cross is posting to the account, scrutinizing the comments, and listing the events for the Park and Gardens. The WingHaven.nextdoor.com was set up to promote the Neighborhood Watch program, not as a gossip site.

Compliance – committee member, Kim Kelly, would like to establish the Standards for the WingHaven community which would help maintain consistency, and perhaps purchase a laptop for the monitor. President Kling will be meeting with Kim to discuss.

Events - Park/Gardens

- Ken and Gale Niswonger presented a proposal for the addition and beautification of the garden area. This would consist of adding a fence, adding 4 new garden plots, laying sod in some areas, and adding gravel. CMA will get bids for this.
- Jason Mueller volunteered to do research on building a tot-lot.
- Deadline at this time for renting garden plots is March 1, 2015.
- Betty Kling is the new treasurer for the Events Committee. She will track cost, event participation, etc. and present a report showing income and expenses.

A motion was made by Director Cross to transfer \$5000 from acct. 107 to acct. 129. It was seconded by Director Albrige and approved by all. Director Cross also requested the Events Committee be allowed to open a Business Savings and Business Checking Account at People's Bank. It will be reviewed and voted on before the March 16, 2015 meeting.

Grounds – the committee (Dave Pieroni, Jason Story and Dave Castens) will be working on the Ash Borer problem and will have information at the March meeting on the cost of a consultant to help WingHaven battle this problem.

Master Association – no report

UNFINISHED BUSINESS

ARC – Garden/Planting Boxes

The Architectural Revision Committee emailed to the Board members the requirements and procedures for residents requesting to install gardens/planting boxes in their back yards. The Board discussed the recommendations and a motion to approve them was made by Director Cross. It was seconded by Director Pieroni and approved by all.

ARC – Spreadsheet guidelines for common request

The Architectural Revision Committee emailed to the Board members the requirements and procedures for residents when submitting requests for changes and/or additions to the outside of their homes. The Board discussed the recommendations and a motion to approve them was made by Director Pieroni. It was seconded by Director M. Wilson and approved by all.

****The requirements/procedures will be on the WROA website (wroa.info) and will also be given to residents when requests are made.**

WROA Web Site (wroa.info) - the Board members discussed ways to make residents more aware of this site. The administrator is Director Cross. It contains meeting dates, meeting minutes, an Events Calendar, agenda, President's Monthly Letter, home owners' responsibilities and much more.

Voting Members – the goal of the WROA Board is to establish a Voting Members Committee from within the 30 villages of WingHaven to reach out to all the residents and provide feed back to the Board.

Pending – Director Pieroni will contact Terry Runyon for recommendations on completing work on Fairway Green, Knoll Creek, and the island near 646 Hawk Run Dr.

NEW BUSINESS

Weed and Grounds Maintenance – residents living near the Crossroads Elementary School have informed the WingHaven Board that the areas boarding their properties and the school have again become unsightly. We are reaching out to the District again to see if they will address and correct the problem. A motion was made by Director Pieroni that CMA send a letter to Mike Blubaugh from the Wentzville School District requesting help in fixing the problem. The motion was seconded by Director Albridge and was approved by all.

Street Lights – Director Michelle Wilson has been in touch with Ameren Missouri and the City of O'Fallon regarding the procedure to follow when street lights are out. The information will be posted on the WingHaven website (wroa.info).

New Voting Members – a motion was made by Director Cross to appoint Tim Carlson as the voting member from Falcon Hill Village and W. R. Robirds, the voting member for Red Wing Village. It was seconded by Director Albridge and approved by all.

Recommendations – Voting Member, Dave Castens, requested the Board get information on replacing aging street signs, research the Dutch Elm disease that is affecting trees throughout WingHaven, and remove a large stainless steel fence that is on common ground in the community.

Adjourn

A motion to adjourn the meeting was made by Director Pieroni, seconded by Director Albridge and was approved by all. The meeting adjourned at 8:03 p.m.

Respectfully submitted,
Yvonne Wilson
Board Secretary