

**WEBEX MEETING**  
**RE: CORONAVIRUS (COVID-19)**

**WingHaven Residential Owners Association Board of Directors Meeting –April 20, 2020**

The WingHaven Residential Owners Association Board of Directors Meeting was held on Monday, April 20, 2020 via WEBEX. It was determined that this was the safest way to hold our monthly meeting while protecting our Board members and continuing to run the WingHaven community during the global pandemic.

In attendance via WEBEX were Directors Bill Halley, Michelle Wilson, Heide Plaster, Suzanne Dierks, Cheri Held, Carl Dufner and Yvonne Wilson. Adrienne Petty from CMA was also in attendance.

**Call to Order**

The meeting was called to order by President Bill Halley at 6:13 p.m. This was followed by the Pledge of Allegiance.

**Agenda**

A motion was made by Director Heide Plaster to accept the agenda with the addition of Ross Hardy, surprise guest, who will discuss a reserve study. It was seconded by Michelle Wilson and approved by all.

**Meeting Minutes**

A motion was made by Director Michelle Wilson to approve the minutes from the February 17, 2020 meeting. It was seconded by Director Carl Dufner and approved by all.

**President's Comments**

President's Message to Residents

Now that we are in a "Shelter in Place" situation, I have noticed many families and friends out walking the neighborhood. I have also noticed that many of our sidewalks need work. Many are tripping hazards and are in need of repair. The sidewalks are owned by the city of O'Fallon and it is their responsibility for all maintenance. Please call the city street dept if you see any safety issues. They are very responsive to these calls. Because of the "Shelter in Place" policy, the compliance deadline with any Code violations for Mold, Outside Painting, Fascia and Parking will be extended to June 1st. I do ask all residents to take a hard look at their property for Mold and Fascia/Painting. It can get out of hand quickly.

Security cameras are in place and working well. These cameras do not take video. They are license plate readers only. The O'Fallon PD (detectives) will use this info for serious crimes only. My hope is that they never have a need to view the web site. The WROA Board has voted on four on-going initiatives. 1. The Flock Security cameras.

(completed). 2. Receptacles for the dog walkers to use on WingHaven, Phoenix PWY, Falcon Hill and Timber Meadows Pkwy. 3. We are entertaining Bids to up-date the volleyball court for Pickle ball, Volleyball and Badminton. 4. Installing an LED Message Board at Phoenix Pkwy and WingHaven.

Be safe and stay healthy.

Bill Halley – President - WingHaven Residential Owners Association (WROA)

### **Mystery Guest**

Ross Hardy is with an engineering company located in Ellisville MO. He explained they would do a physical inspection of the community, put together a plan/recommendation of what needs to be done over a 20 year window to maintain the community and keep it in prime condition. The cost would be \$4500. The board members thanked Ross, said we would discuss the proposal and get back to him. This will be taken up in the Executive Session to be held after our regular meeting.

### **Attendees Questions (received thru the portal)**

Resident 1 ...Question 1..Since WingHaven was founded, it seems like Runyon Landscaping has always done the landscaping throughout the community....how come only that company? ANSWER: they started doing landscaping early on in the community, they know the area and what WROA is responsible for and what the Master Assn. is responsible for.

Question 2.... When does the Board choose a company for landscaping? ANSWER: The Board reviews contracts when it is time for a bid and we recently signed a four year contract with Runyon which goes from 2020 to 2024. They did not increase the price from their bid of four years ago to complete the same work.

Question 3...When does the Board review the contracts. ANSWER: When the contract comes up for bids.

Question 4...When is landscaping replaced or removed? ANSWER: It depends... landscaping around monuments is reviewed throughout the season. If there is something that needs removed or replace, it is done with regard to the weather. It is only done when we are sure it will grow/stay alive.

Question 5... When are bare areas seeded and fixed? ANSWER: Planting and seeding is done in the fall. Residents notify CMA, they in turn notify Runyon and they take care of it when they are sure it will grow/stay alive (usually fall).

Question 6... Can WROA take care of all the littering that is evident throughout WingHaven? NO. the resident needs to contact the City of O'Fallon. He can request help from the city to get receptacles placed, etc. but WROA cannot enforce..no littering. WROA is putting dog waste receptacles at Phoenix Parkway, Timber Meadows, Falcon Hill and the Splash Pad on Boardwalk Springs Place.

To find out more of what is being done throughout WingHaven, GO ON THE PORTAL. There is an update.

Resident 2... this resident asked seven questions regarding the six cameras placed at various entrances throughout WingHaven. ANSWER: the answers to the majority of these questions can be found on the **PORTAL**. Log on to the portal with your username and password. Then go to 'Resident: Property Summary. Then go to 'Documents' and

under that go to ‘Information’ on Flock Security Cameras. Then to VIEW. This should help resident understand this was done to make our community a safer place to live.

### **Treasurer’s Report**

Director Plaster gave the treasurer’s report. We look forward to a good 2020 for WingHaven. As always, any questions should be directed to CMA, 314-878-0025, Adrienne Petty.

### **Committee Reports**

WingHaven Events – a question was posed... Do events at the Parks and Gardens need to be cancelled/rescheduled for June and July to next Year? It was agreed..Yes. A Drive-In Movie was suggested as an event—problem, Location! Petrichor proposed doing a mobile car show. If it materializes, Michelle will help market it. When play grounds open, WROA will contract with the Master Assn. to sanitize the play grounds. Michelle will look into having a clothing drive sometime in May.

ARC – there were 5 request....three were approve and two were denied.

Beautification – we have received several complaints about dog waste throughout WingHaven and owners not picking up after their animals when they are out walking. Michelle has been working on the problem and made a motion to help solve it.

MOTION: Michelle made a motion to approve 13 waste stations throughout WingHaven at a cost of \$2915 which includes the purchase, installation, and delivery of the cans which comes with 1100 bags. The price includes picking up the waste and replacing it with the clean bags (in the cans). It was seconded by Cheri Held, Suzanne Dierks, Heide Plaster, Bill Halley, and Yvonne Wilson. A NO vote was recorded for Carl Dufner.

### **Management Report**

One hundred and nine violation letters were sent out. Sixty residents are with the attorney. One hundred seventy five late fee letters were sent out.

### **Unfinished Business – none**

**New Business** – we discussed signs being placed in residents’ yards. At this time, with the COVID-19 virus causing so many changes in everyone’s lives, we decided to allow graduations signs, Thank You to essential workers signs, proud O’Fallon, etc.

### **Adjourn**

A motion was made by Director Michelle Wilson to adjourn the meeting at 7:32 p.m. It was seconded by Director Heide Plaster and approved by all. The next meeting will be held on May 18, 2020 at 6:00 p.m.

Respectfully Submitted,  
Yvonne Wilson  
Board Secretary