

~Wheatland's Homeowners Association ~

Work Session

Date: June 21st, 2006

Attendee's: Jerry, Brent, Danielle, Bryan

Not Present: Joel, Tony, Steve

Call to Order @ 7:30pm

Approval of previous month's minutes from May 17th, unanimously approved

Treasures Report -

Outstanding assessments – better the year to date (YTD) than last year at this same time by \$5,000

Homeowners being turned over to legal for non payment of assessments

3 month CD - purchased

Reserve Study – still finalizing and receiving two more prices/quotes. Board to vote on via email

Committee Reports

Grounds -

1. Property-walk June 23 @ 10 am. Jerry, Danielle, Allison and Jeff from Countryside and review the “other areas” and Jeff's wish list of the property
2. Tree replacements – Concern of quote from Greenview regarding two-year contract of trees. Danielle to contact Allison to resolve the issue.
3. Roses planted –
 - a. Agreed that they need watering and the following days will be covered/watered by – Sunday = Brent, Wednesday = Jerry and Friday = Kim
 - b. Small animal, we suspect, is eating the petals of the roses. Bryan has liquid deterrent to share to with Danielle as she will spray around each one at each location
4. Pond water treatment proposal – Confirm with Allison and McCloud that at the bid includes all five retention ponds. The remaining votes for the bid to be accepted via email. During the meeting, unanimous vote by all four members at the meeting.
5. Lighting repairs bids Eola/Keating – Greenview no longer part of bid process. Had trouble with other companies not interested and the bid as it is too small. We would like to get another bid instead of only one. With current company, ask them to inspect and bid on installing new lighting package at remaining four monuments and get a larger discount. Why, with the current findings, we suspect the other four were installed not to code and incorrectly as 87th & Eola. Vote to be conducted via email when bid is complete

* Open discussion at this time in meeting about Website and voting function, communicating or emailing or chat or polling options. So the site can log and store the results and communication.

Community

1. Communications
 - a. Committee work
 - b. Web site promotion

We covered and jumped right to below “Code of Conduct”

Danielle had a book – document she shared with via handouts regarding suggestions on what to do monthly, quarterly, at meetings, etc. It really did not detail guidelines of code of conduct for committee nor board members.

Over

Do's & Don'ts of Committee Members –

Do's
State goals & objectives of committee
All volunteer efforts
Appointed/accepted by the board
Service to Community/Board
No voting rights
Must be in good financial and Community standings – no violations
Board members chairs the committee
Try for neighborhood representation – 2 from each – 16 total.

Don'ts
Contact Vendors
No secure bids/RFP
Removed by the Board
Incur expenses

Potential Mission Statement of Committee

“Providing a vehicle fulfilling the needs of Board and Community in expeditious manner”

Joel & Steve – Regarding website....

1. Look into website rights board members and spouse not having rights being eligible for board only functions of website
2. Second user per house hold... see above

Old Business

Management RFP updates –

only two vendors (one being current vendor) provided quote. Danielle and others members agreed to try and get more RFP's again. Danielle offered to contact other companies to solicit RFP's. Joel & Bryan to email Board list of companies contact to not conduct double work. One area of concern of earlier calls and inquires this year is companies are not interested nor set-up for managing such a large property as ours. Lastly, our intention from previous conversations at Board Meetings we to be 100% complete and select new company by 7/31.

HO Fence - Two letters attached to agenda

1. Placement proposed changed – reviewed current by-law and best strategy for amending by-law to explain in greater “leman terms”
2. Homeowner request for changes to style – reviewed and bounced around opinions. No further discussion

Deck boxes, play sets –

- Bryan to find, copy and distribute to board his version stating “wood plays sets” are approved
- Reviewed and bounced around opinions. No further discussion. Must re-visit via email and clarify in preparation for fall HO mtg.
- Potential same issue regarding mailboxes all must be the same as well

Committee code of conduct – see above, did not complete

Board code of conduct – see above, did not complete

New Business

HOA Meeting signs - \$19 per sign, metal frame with plastic cardboard sign.

Potential Board Family gathering at someone's home in August... TBD on date, location, time, etc.

Next Meeting – July 21st 7:30pm

Adjourn at 915pm.