

# ~Wheatland's Homeowners Association ~

## Work Session Minutes

Date: December 20<sup>th</sup> 2006

Attendee's: Danielle, Steve, Jerry, Joel, Brent

Time: 7pm

Not Present: Tony, Bryan

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Call meeting to order at 7:10pm

November minutes were approved unanimously

Special guest at the meeting – Meaghan from F/P

Treasury Report –

1. Delinquent report - Board asked Meaghan to update notes portion of report with any/all action taken and to review the cells in the excel document as it appears they are not totaling correctly.
2. Request for Meaghan to review and double check exact procedure of placing lien on home and report back to Board per F/P policy.
3. Unanimous vote and decision made to send all HO a letter detailing their outstanding balance requesting full payment by 1/31/07 or fee(s) and a lien may result. This excludes all payment plan homes that are in good standing.
4. Majority vote and decision made to have Steve to look into credit card payment via Wheatland's HOA website and report back to Board
5. Reserve Study - all information and most of the recommendations from report are being executed or in motion/addressed by the Board – pond erosion to painting of monument posts (black iron) to property maintenance and financial responsibility for immediate and future growth with discussion on re-payment amount to reserve fund from past years. Will move to post report on web with intro letter from board
6. Direction to Meaghan to bid out an audit of our financial accounts. Unanimous vote and decision made to have 2007 newly elected board to determine objectives and frequency of that audit.

Grounds Committee –

1. Anti-desiccant complete/applied to appropriate tress
2. Tree trimming to be complete by 12/29 due to unseasonably warm weather
3. Monument décor – one monument missed (SE corner of Barrington & Haffenrichter) and has since been address as of 12/17. Original thought was that monument was part of Town Homes and not ours.
4. Path plowing from HO email/concern after 12/1 snow storm. Determined by newly elected board in Winter of 2004 to not address path plowing as it would incur additional costs to the association and we did not have funds to support. Also question of liability was raised. Direction given to Meaghan for F/P to bid out path plowing options and determine potential outcome via email or Jan 2007 meeting.
5. Unanimous vote and decision made on Fox Valley Tree Services as our tree care vendor for 2007. Original bid of 35,000 (also 2007 budgeted amount) is now reduced to \$27,135. Savings/variance due to services not needed and removed from contract. When/if needed in 2007 will be addressed when appropriate.
6. Snow removal damage from 12/1 snow storm to McKenzie Court Cul de Sac to be determined in spring to evaluate more effectively. Pictures of damage taken and will confirm if they were sent to City of Aurora.

Communications Committee –

1. Discussion on website to add the following –
  - a. Update site news, topics, etc. more frequently (monthly)
  - b. Landscapers and tree care vendors to provide seasonal tips to post
  - c. Policies and procedures for all HO to know regarding the sale of their home. Possibly ask Craig Smysner to address and detail this in a non-advertisement fashion.
  - d. Links to other websites on our site – 9<sup>th</sup> Ward Alderman, City of Aurora, District 308, Wheatland's Athletic Association, etc.

2. Main point is to update site more frequently. Discussion on our responsibility to update regarding the lack of HO participation and feedback via the site. One board member gets feedback via conversation from other HO's yet Communication Committee gets no feedback via website under comments section. To date, the site has 10-12% of all 991 homes in WHOA registered.

New Business -

1. Unanimous vote and decision made on all 2007 board work sessions – 4<sup>th</sup> Wednesday of each month (Jan session [will be 1/24](#))
2. Unanimous vote and decision made regarding 2007 General HO meeting. Target date is Weds, 2/21 at 7pm at Wheatland's Elementary School. Meaghan to call school administration to confirm this date. (Date not available as of 1/2/07, new request pending for 2/20)
3. Letters to HO's informing them of (new date TBD) General Meeting to go out week of 1/19 allowing 4-weeks notice.
4. Any HO that would like to run for open board seat to send in all application forms F/P by 2/19. (revised) HO need to return proxy's to F/P by 2/19. Proxy's: night of meeting - 25 or less proxy's may be brought to meeting 30-mins before start of meeting is approved, allowing enough time to count and start meeting on time. HO submitting large numbers of proxies should do so prior to the night of the meeting. At last years meeting large number of proxies delayed the meeting start.
5. There are 4 board seats open for 2/20/07 meeting
6. Unanimous vote and decision made to execute option #2 from American Family Insurance for WHOA. Total amount is \$2,707.

Adjourn at 9:40pm

Respectfully submitted,  
Jerry Evens