

Wheatlands Homeowners Association

Board Working Session Minutes

January 18th 2006

Meeting started at 7:45pm

Members attending: Kimberley, Steve, Brent and Tony. Jerry was out of town

TOPICS:

Review - approved Minutes from Dec 2005 meeting

Quick discussion to have F/P take notes at HOA meetings. Noted that service can be provided for \$25 per hour per the current contract. No action taken.

Treasurer report – Steve suggested that the board consider publishing outstanding dues listed by address on future web site. Discussion - would need to confirm with property manager that we have the legal standing to make such data public. (F/P later confirmed this is ok, but only address) Talked about how property liens are updated yearly and we do not need to re-apply.

Community – discussion of notice of violation sent to home with inflatable pool still up.

Communications – Talked about the timing of the annual meeting notes and how we were holding the mail date open so as to include letter about new fine notice. Also talked about web site proposals that have been received and discussed pro/con of each. Polling on the issue to take place via email with the board.

Discussion of proposed fine schedule for violations and separately, late fees. Motion was made and proposal approved. Brent to draft the letter and e-mail out for quick review so letter can be mailed Thursday/Friday this week.

Discussion of proposal to have Brent serve out the remainder of Lou's 2 year term as previously discussed in other meetings. Notes were checked and Brent was the next highest vote getter at the first elections. Concerns expressed about doing this so close to the meeting, no action taken.

Suggestion of HOA meeting for April to introduce new landscapers and provide open forum as limited or no time would be available at the annual meeting. Kimberley expressed concerns about scheduling a meeting when the board could change in Feb. Consensus was to move forward and schedule the date of April 19th and reserve the space. Discussion to have Alison of F/P 'host' the meeting as the board composition would be changing. Steve offered to put together updated list of activities post Sept meeting.

Brent noted that request was made at the December meeting for Kimberley to provide the board with her list of management companies for board follow up prior to Jan meeting. None were made available in writing. Discussion that board would like to RFI six companies and then begin the proposal process in March with the new board.

Adjourn at 9:10pm