

~ Wheatland's Home Owner Association ~
Board Meeting Minutes

Date: July 19th, 2006

Attended: Danielle, Brent, Bryan, Tony, Jerry

Absent: Joel, Steve

Minutes from June 21st 2006 - approved unanimously

Treasurers Report –

1. Review lien policy
2. Question on Administrative fee's – many accounts be turned over, see page 5 of monthly general ledger.
3. Role CD over – due 7/27 with 10-day extension to finalize, due latest 8/6

Committee Reports –

Communications -

1. Create news letter/message from the board and post every other month (upcoming announcements)
2. Post "Fact Sheet" on website – done
3. Post "Committee Polices" on website – done
4. Please change log-in rights from only one user per address/home to allow second user to have own log-in name and password
5. Place Foster Premier information on home page
6. Promotional magnets – ordered and arriving week of 8/14. Distribution will be in by two neighbors walking entire property placing magnet in bags on flag of mailbox

Community –

1. Gain and review list of 4/19 meeting and contact/confirm volunteers – due to sign up sheet
2. Finalize policies and objectives for this committee

Grounds –

1. Property Walk-through recap – June 23rd
2. Conditionally approved quote from Greenview for trees replacements with 2yr gte for product with implementation in fall (sept/oct)

Old Business –

1. Homeowner Fence Issue (name retracted) –could not attend the meeting, per his request
 - a. approved the east side of home to not move
 - b. must move west side to back of home
 - c. approved paint color of white due to lack of color restriction in by-laws
 - d. fine remains the same
2. Define Deck Boxes
 - a. Wood or plastic, 4ft and under in height,
3. Lighting proposals for Keating & Eola corner – Fox Valley Mechanical to contact Brent
4. Adopt and implement board member policies – Danielle volunteered to assist and table until next meeting
5. RFP process for Mgt Co. –
 - a. Provide comparisons to all interested vendors for total fee, their procedures, etc
 - b. Allow incumbent (Foster Premier) to have last look at contract to allow and compare, adjust their proposal

- c. Many companies are not providing bids for our community... they say you want my business, sign with me.
- d. Same attitude applies with companies not interested in our community due to its size
- e. Reminder – existing contract extension with F/P due 8/31

New Business –

- 1. Care of Trees missed work and lack of communication – continue to request replies via email and phone as well as address at August walk-through
- 2. Countryside new plant replacement proposal – cover next meeting
- 3. Play set guidelines – Byran to bring and provide copy of his by-law detailing wood play sets are approved.
- 4. Color guidelines on fences – Community Committee to create and provide suggested amendment
- 5. Homeowner request for payment plan – XXXX Oakfield. Unanimously approved for 3 payments of \$220

Meeting adjourned, 9:10pm