

~ Wheatland's Home Owner Association ~  
Board Meeting Minutes

Date: May 17<sup>th</sup> 2006

Attended: Danielle, Brent, Steve, Joel, Jerry

Absent: Tony, Bryan

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Minutes from April 17<sup>th</sup> "Meet the Landscapers" to be approved via email.

Treasurers Report – postponed due to Bryan not at meeting

Committee Reports –

- a. Set expectations of each committee and it's objectives
- b. HO be on committee suggested their dues up to date/no outstanding dues
- c. Similar items of the above

Community – postponed due to Bryan not at meeting

Grounds –

1. Property Walk-through recap
2. Signs for Wetlands – waiting for more information
3. Aerator repair of replacement –
  - a. Get recommendation for "right size" and appropriate fountain
  - b. With above point, may look into larger fountain
4. Tree replacements  
Countryside Quote for Tree Replacement, Turf restoration, Debris & Clean-up and Supplemental Water
  - a. Unanimous Board decision not proceed with Countryside tree installation
  - b. Unanimous Board decision on Greenview Landscapes for replacement of six trees (info provided by Danielle regarding Greenview) of listed quote document from Countryside.
  - c. Quote from Greenview to include six Chantilly Pear Trees all 3.0" diameter. (need to confirm and add pine tree on Eola south of Barrington, west side.)
  - d. Second quote proposal requested from Greenview to detail labor and materials for perennials. Board will also entertain a "donation" from Greenview for perennials.
  - e. Turf Restoration, review itemized points to complete this year. Not as whole
    - i. Request for Allison to contact Countryside to repair damaged turf at NW corner of Eola Rd and Barrington caused during mulch install.
  - f. Debris and Clean-up, unanimous approval by Board to proceed
5. Pond water treatment
  - a. McCloud is least expensive
  - b. Unanimous decision to hold off and re-visit on need basis
  - c. Jerry to contact HO that live on Halsted that back up to Barrington Pond for feedback on algae and bacteria build up
6. Lighting Repairs at 87<sup>th</sup> (Keating) and Eola Road
  - a. Ask Allison to contact appropriate lighting companies to start review and recommendation process

- b. Allison to also ask Greenview Landscapes to included review and recommendation process
  - c. Use this area as a “guinea pig” for other lit areas that need future attention
7. Long Term Plan – unanimous Board decision to have outline presented at July Board Meeting

Communication –

- 1. Website update –
  - a. 258 hits
  - b. 27 home owners listed
  - c. Some issues that Steve is working out
    - i. Home owner address’ advertised
- 2. Ideas to drive visits
  - a. Regarding notification to home owners, Deb Evans and two neighbor ladies to distribute magnet in weather friendly bag to each HO on the flag of their mailbox.
  - b. Brent to get pricing and committee to work on verbiage and look

Old Business –

- 1. Management Contract RFP update
  - a. Joel passed around the only responses (2)
    - i. Foster Premier
    - ii. Lieberman Companies
- 2. HO fence placement - tabled until June Meeting
- 3. Follow up on April HO meeting, “Meet the Landscapers” – minutes emailed to Board

New Business

- 1. Deck boxes – tabled until June Meeting
- 2. Reserve Study – tabled to future meetings and complete by budget time for 2007
- 3. Board Code of Conduct
- 4. Committee Code of Conduct & Requirements
  - a. Danielle to email code she found on internet
- 5. Fall HO meeting
  - a. Allison to contact Wheatland Elementary before current school year dismissed to secure 3<sup>rd</sup> Wednesday of September 7pm.

Meeting adjourned, 9:10pm