

~ Wheatland's Home Owner Association ~
Board Work Session Minutes

Date: October 18th 2006 7pm

Attended: Danielle, Brent, Steve, Joel, & Jerry

Quorum: Yes

Absent: Tony, Bryan

Minutes from September work session approved

Committee Reports

Treasurers Report –

1. Board unanimously decided not to approve the waving for the legal fees for *{retracted}*. The resident received the notice via certified mail in April and is only now asking for relief. Please let the homeowner know of our decision.
2. Board unanimously approved an increase in the late fees for 2007. The new fees will be \$30/\$30/\$30. Please provide notification to homeowners of this change in the mailing that includes the budget for 2007 to go out in early Dec. (The reason for the increase is to help offset legal fees that the HOA incurs that can not be charged back to the homeowners account.
3. Board has ok'd contracting with a new reserve fund study by a provider that can meet our end of Nov deadline. Also we would ask that the study include cost information on adding a possible club house and pool to the community.
4. Danielle volunteered to work with Meghan regarding the addition of column/rows on the delinquent report and past liens
5. The board would like input from F/P on if we can put homeowners addresses in our public records for outstanding payments, or if we should only refer to them in general terms, such as "home owner requested the waiving of late fees – Motion denied."

Community/Communication –

1. The board will be working to post min from our 2006 working sessions on the web site.
2. Some other questions for F/P.
 - a. can we request who dose the audit of the HOA's books? Some confusion on if this is currently done by F/P or a third party.
 - b. with regards to the homeowner on Savoy Ct who is listed in the books under a wrong address, and the correct address – can this \$? amount on the wrong address be redacted so it is not showing as an outstanding.
 - c. while we were told that we would not have to re-file a lean each year on a property, we are wondering if it would be better to do so, as the outstanding balance increases each year. Please advise.

Grounds –

1. Board approved retaining wall project and new plants at Keating & Eola intersection monument. Cost to not exceed \$4,200. Proposal in place from Greenview with Danielle waiting in proposal from Countryside confirming Greenview's proposal is in-line.
2. Tree Care proposals – Board reviewed and decided we needed more information from Fox Valley Tree Care – Danielle is going to have the 2006 catch up work proposal revised and re-priced Also please work with Danielle to schedule interviews with the venders for our Wed Nov 15th meeting.
3. Green View proposal for 3 shade trees and 1 ornamental was approved. Danielle to work on new placement for one of the shade trees as we decided not to replace a tree in the parkway of a homeowners property, near the Gartner Cir pond.
4. Board reviewed proposals for pond restoration and is going to continue to look for options that are more 'natural' looking than Rip-Wrap. The plan is to budget for some of this work in 2007 and beyond. Please work with Danielle to get some bids beyond Countryside.

5. Board selected AAA Painting Company as the low bid for the painting project. Please execute this contract and schedule the work. The Board would like you to use funds from the 'website' budget line for this work.
6. The board approved canceling of the COT contract do to non performance, lack of communication, and possible illegal invoices. Steve has offered to help with the wording of the letter, and we will be requesting itemized proof of performance on three of the outstanding invoices, an a offer to pay 52% of invoice #IN220749 and a request for a refund on invoices paid to cover tree trimming in early 2006. The board feels that this invoice should not have been paid because the work was not done to our standards. COT was asked to fix the problem and Matt noted that we would have to pay to get it done.

Meeting adjourned, 9:30pm