

~ Wheatland's Home Owner Association ~  
Directors Working Session  
April 25<sup>th</sup> 2007

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Board Members in attendance – Adam, Brent, Danielle, Dave, Joel & Steve.  
Not in attendance – Darryl

Meeting Start: 7:05pm

**General:**

- New Board member introductions
- Assigned officer positions
  - President – Danielle
  - Vice Pres – Joel
  - Treasurer – Adam
  - Secretary – Steve
- New committee assignments
  - Grounds – Dave
- Discussed need for F/P Property Manager and Countryside Site Manager replacements
  - Danielle to escalate to Danette at F/P that we want an experience person or ask that a Sr. Exec, manage our account.

**Committee Reports:**

- Grounds –
  - Pursuing bids to install electrical lights at three monuments off of Barrington and Hafenrichter
  - Danielle checking into if IL Dept of Natural Resources Grant is available offset cost for pond erosion restoration
  - Obtained bids for mulch installation to be performed on bi-annual rotation of common areas Y1, tree rings Y2 beginning 2007 growing season
  - Obtaining bids for restoration and tuck pointing of loose monument spheres
  - Approved \$300 in funds to improve 87<sup>th</sup>/Eola monument with flowers
  - Approved algae treatment for ponds to be performed in 2007
- Treasurer's Report-
  - As of 3/31/2007 we were approximately 80% collected of all 2007 assessments due
  - Collected \$3,998.45 back from Ogden Point for ComEd billing error to our account

HO Issues:

- Late Fee Review –
  - Fees to stay in tact for the following (votes carried unanimously):
    - 1789 Melbourne
    - 2382 Sunshine
    - 2334 Sunrise
    - 2068 Sunrise
  - 2041 Gardner Cir E - fee waived by vote of 4 – 2 for
  - 2360 Crabapple – Board decided not to proceed with Foreclosure appearance bc/ legal fee incurred are more than funds likely to be recovered
- Other Violations –
  - 1975 Clementi – Fence is non-complaint instruct F/P to send letter
  - 2298 Boxford - Fence is non-complaint instruct F/P to send letter
  - 2285 Boxford – Discussed ongoing non-compliance of shed violation. Board will proceed next steps to secure court injunction

Meeting adjourned: 9:30 pm