

~ Wheatland's Home Owner Association ~  
Director Working Session  
December 19<sup>th</sup> 2007

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Board Members in attendance –Adam, Brent, Danielle, & Steve  
Absent: Darryl, Dave and Joel  
Additional Attendees: Kathy Powers, Baum Property Specialists, Ltd.

Meeting Start: 7:15 pm

**Vendor Meeting:**

- Met with Charles Scharf, Principal, of Erosion Specialists
- Reviewed contract
- Discussed lined items made by attorneys
- Agreed to contract language changes to be represented back to the Board for approval
- Agreed that 25% of project cost would be paid upon completion and the balance to be paid on a monthly basis over the course of the following 24 months.
- Board to get back to Erosion Specialist if between Erosion Specialists and Wheatlands HOA's combined insurance policies the project would have sufficient coverage as recommended by legal.
- Charlie agreed to provide HOA with some general information on benefits of the project to be posted on website, e.g. full dredge instance can cost as much as \$300k
- Finished Erosion Specialists review at 8:20 PM

**Committee Reports:**

- Grounds –
  - Cipher to check with mfg to replace damage light cover
  - ComEd now reporting it will have to wait after ground thaws after the 1<sup>st</sup> of year to run power to Hafenrichter and Barrington monument beds
- Communications-
  - Steve to get Kathy instructions on how to get payment data from website
  - Kathy to provide Steve with new Bank account info to supply to Yapstone for ACH and Credit Card settlements

**HO Issues:**

- Other Violations –
  - 2337 Bellingham Fence/Fort – Board reported back on site visit:
    - Fence will be moved by Classic to be in conformity; however Board granted stay until after the ground thaws
    - Fort Area consists of:
      - 30 year shingle
      - 2 story supported by 6 x 6 posts
      - Full size 8 foot door
      - Additionally it has no common play set equipment, i.e. swings, slide, etc
    - Since the current occupants are renting the property, the Board is going to review with legal best course of action. In the meantime Kathy will stop by to take pictures of the structure and send a letter to the actual homeowner.

Meeting adjourned: 9:20 pm