

~Wheatland's Home Owner Association ~
Director Working Session
June18, 2008

Board Members in attendance: Danielle, Brent, Adam, Jennifer
Absent: Darryl, Dave, Steve,

Meeting Called to order: 7:00 pm

General:

- Lawn mowing to be done if grass is 6" to 8" and homeowner has not maintained. A letter to be sent, then lawn to be mowed after one week of continued non-maintenance at a cost of \$45.00 per occurrence.

Grounds:

- Dead trees voted to be replaced at a cost of \$3,000 (extra money already allotted for in budget).

Communications:

- Website currently has 130 subscribers with 7 of them new after the Spring Meeting on May 21st.

Community:

Treasurer's Report:

- Discussed action steps for collections process. Baum to draft letter to homeowners who have not paid and lien to be placed 30 days following by Tressler at a cost of \$50 per lien.
- Financials not correct this month. Balance sheet does not match income/expense sheet. Mike Baum, of Baum Property Management to review.
- End of June Baum charged twice normal amount. Mike to check why that was billed.
- In Budget report for 2009, will need to budget for stamps and subcategorize charge for checks line for expenses.

Old Business:

- Policy now set regarding late fees. If it can be proved that homeowners were not informed of dues, Wheatlands HOA will waive the late fee and conditionally waive legal fees if Tressler refunds their fee.

New Business:

- Reviewed resident requests for removal of late fees.
- Inspection letters sent out to homeowners in June without board approval.
- Kathy Quik, Wheatlands new manager at Baum Property Management, to start June 23rd.

Next meeting: July 16, 2008 7:00 pm, Caribou Coffee

Meeting Adjourned: 9:00 pm