

Meeting Minutes
The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Stephen Marra
Treasurer: Joshua Tipner
Secretary: Natalie Linman
Director: Brent Lightfoot
Director: Erik Ruby
Director: Jennifer Sanchez

Meeting called to order on March 18, 2009 at: 7:15 pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner and Brent Lightfoot

Location: Starbucks

General:

- Board voted to go forward with legal actions against delinquent accounts. The Association would take ownership of the property if the delinquent account is granted in the court.
- The budget for legal service for collecting the delinquent association fee has doubled.

Grounds:

- Joshua will look at the lighting for the neighborhood sign located just behind 7/ 11 to see what needs to be repaired.
- There was talk about what we might want to do with the money we have for plants this year. Suggestions were made about the pond on Keating using plant materials for erosion control because of the heavy rains recently.

Communications:

- Brent will add new board members and give access to the HOA website with board privileges.

Community:

- It was suggested that we hold a movie under the stars for The Wheatlands HOA. We would need to look into rental, permits and food vendors.

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Next meeting: April 15, 2009, Off the Fox Traven
Adjourned at: 8:45 pm

Minutes submitted for approval by: Secretary, Natalie Linman on April 15, 2009

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Meeting called to order on April 15, 2009 at: 7:12 pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner, Erik Ruby and Brent Lightfoot

Location: Off the Fox Tavern

General:

- Board voted to go forward with legal actions against delinquent accounts. The Association would take ownership of properties if the delinquent account is granted in the court.
- Because it's not necessary this year, there will not be an audit of our financials, it was passed not incur additional expense.
- Interview other law firms that will be able to fulfill our legal needs better.

Grounds:

- Get estimates on landscape clean-up for 3 monuments, located at Hafenrichter and Barrington.

Communications:

- A notification will be sent to the homeowner/property owners for any repairs needed that are in violation of the bylaws. An inspection report will be compiled from Buam Management. Any violations not corrected in the given time frame will be fined.

Community:

- It had been suggested that the HOA host a Movie under the Stars for The Wheatlands HOA, sometime in the summer. We have received several quotes. AV Chicago, Inc.

Next meeting: May 13, 2009, The Wheatlands Elementary School

Adjourned at: 8:55 pm

Minutes submitted for approval by: Secretary, Natalie Linman on May 13, 2009

Meeting Minutes
The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Stephen Marra
Treasurer: Joshua Tipner
Secretary: Natalie Linman
Director: Brent Lightfoot
Director: Erik Ruby
Director: Jennifer Sanchez

Meeting called to order on May 13, 2009 at 7:01pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner, Erik Ruby, Brent Lightfoot and Jennifer Sanchez

Location: The Wheatlands Elementary School

General:

- The new elected Board members were introduced to the HOA.
- Reviewed Financials with the HOA, Legal fees/services are over projected budget.
- Collections are up compared to what was expected. There are 49 properties in Foreclosure/Bankruptcy. If the bank does not take ownership, we will be able to collect the unpaid assessments.
- To make any changes to the declarations/by-laws, there needs to be a petition with a 50% of the home-owners, willing to see the change. Once the petition has been filed with the board. Another petition will have to be sent out and receive a 75% approval from the home-owners for the change to take effect, i.e. Fence choice.

Architect/Grounds:

- Property inspections are reported on Monday's by Baum. These reports are to help maintain our community and property value.
- Volunteers are still needed for the Architecture Committee. This committee will help with exterior improvements.

Communications:

- The Board and the Property Management Company will be notifying the past due accounts to contact the HOA, if there is some financial hardship with the property assessments. We would like to work out a solution to settle the debt.
- Assessments will be billed \$30.00 for every 30(thirty) days late, A maximum charge of \$90.00 for 90(ninety) days late. Then the account will be sent to the Law firm to be handled through the collections process, the property owner will be responsible for any expenses incurred during the process.
- Questions from the floor, as to publishing a list of Homeowners that have unpaid assessments and/or exterior code violations be posted on the HOA website. Due to current laws, we are unable to post such lists to the public.

Community:

- It was suggested that the HOA host a Movie under the Stars night this summer. We have received 3 quotes from screening vendors, parks and movie license permits.

Next meeting: June 17th, 2009, Tavern off the Fox

Adjourned at: 8:55 pm

Minutes submitted for approval by: Secretary, Natalie Linman on June 17, 2009

Meeting Minutes
The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Stephen Marra
Treasurer: Joshua Tipner
Secretary: Natalie Linman
Director: Brent Lightfoot
Director: Erik Ruby
Director: Jennifer Sanchez

Meeting called to order on June 17th, 2009 at 7:01 pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner, Brent Lightfoot and Jennifer Sanchez

Location: Tavern off the Fox

General:

- The Board held a Q & A with Attorney Pat Costello to discuss top issues facing the board and homeowners. (i.e. Fence changes, revising Declaration change and collection process for unpaid association dues. The Board approved by vote to have the Attorney Firm of Keay Costello to review the declarations and provide suggestive input as to what changes may be warrant.
- April minutes approved and will be available on the HOA website for review.

Architect/Grounds:

- The Keating Drive pond received approval for restoration and ground erosion protection.
- The Green view Nursery received approval to move forward with the landscaping needed at the three (3) monuments located at Hafenrichter and Barrington.

Communications:

- The Board and the Property Management Company together sent letters to homeowners to work out a solution to settle the unpaid association dues.

Community:

- Movie under the Stars night t hosted by the HOA to be held on August 22, 2009 was approved.

Next meeting: July 15th, 2009, Starbucks

Adjourned at: 9:05 pm

Minutes submitted for approval by: Secretary, Natalie Linman on July 15, 2009

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President: Danielle Paul
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Director: Brent Lightfoot
Director: Erik Ruby

Meeting called to order on July 15th, 2009, at 7:09 pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner, Brent Lightfoot, Erik Ruby, Stephen Marra and Jennifer Sanchez

Location: Starbucks

General:

- Danielle Paul presented a letter to Jennifer Sanchez asking for Ms. Sanchez's immediate resignation from the board for actions unbecoming of a Board Member. The Board discussed the matter with Ms. Sanchez. After said discussion Ms. Sanchez tendered her resignation.

Adjourned at: 7:35 pm

Meeting called to order on July 15th, 2009, at 7:46 pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner, Brent Lightfoot, Erik Ruby, Stephen Marra

General:

*base on
K & E Consent*

- Two fence applications requests have been presented to the board for consideration (2071 Gardner Circle and ~~745 Morton Avenue~~ *Rockland*). Both applications where declined by vote. Keay & Costello, P.C. legal representation for the HOA will respond by mail to both Homeowners with a full explanation as to why their applications were not approved. *Board working toward Art Standards review*
- June minutes approved and will be available on wheatlandshoa.org website for review.

Architect/Grounds:

- The landscaping at the three monuments located at Hafenrichter/Barrington has been completed by Greenview landscape.
- Keating Pond restoration project has begun.

Community:

- Movie under the Stars hosted by the HOA, August 22, 2009. All Park and City Permits, screen licenses and equipment rental have been reserved. Along with movie choice (Bedtime stories, by Disney).

Next meeting: August 19th, 2009
Next location: Starbucks
Adjourned at: 8:27 pm

Minutes submitted for approval by: Secretary, Natalie Linman on August 19th, 2009

Meeting Minutes
The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Stephen Marra
Treasurer: Joshua Tipner
Secretary: Natalie Linman
Director: Brent Lightfoot
Director: Erik Ruby

Meeting called to order on September 16th, 2009, at 7:16 pm

In Attendance: Danielle Paul, Natalie Linman, Joshua Tipner and Brent Lightfoot

General:

- The Board reviewed and discussed Keay & Costello's response to revise the Declaration/Bylaws for our association.
- Erik Ruby submitted a letter of resignation to the Board.
- July minutes approved and will be available on wheatlandshoa.org website

Architect/Grounds:

- Keating Pond restoration project is completed Landscaping Company in error cut the newly planted grasses. Landscaping company will repair any damages if necessary.

Treasurer

- Collection letters from Keay & Costello's was sent out and received authorization to move forward to delinquent accounts.
- Reviewed 2010 budget for October's meeting to present to association.
- 7-11 and CVS who are included the Cost Sharing Agreement will be contributing to the HOA annually.

Community:

- Due to the success and positive feedback received from Homeowners, the Board has approved that the Movie under the Stars be an annual event.

Next meeting: October 28th, 2009

Next location: Wheatland Elementary

Adjourned at: 9:00 pm

Minutes submitted for approval by: Secretary, Natalie Linman on November 16, 2009