
Directors Work Session called to order on April 21st, 2010 at 7:10 pm

In Attendance: Josh Tipner, Natalie Linman, Phil Spiwak, Judy Taerum, Kimberley Michaels and Danielle Paul.

General:

- The HOA has now possession of 2331 Twilight (townhouse). The board approved to move forward with the repairs and cleaning to get the townhouse ready for any potential renters. Because the property is also delinquent with assessments with the townhouse HOA, the cost of expenses incurred and the rent received will be divided amongst the two HOA's.
- Due to the numerous errors with transferring of properties at closing for the townhouses, the board has approved a vote to have all 434 townhomes Re-recorded for PINS. Allowing the potential buyer to be aware of the two (2) Associations connected with the property.
- The recent area inspection of the Wheatlands from Baum has brought attention to the board that if the violation(s) noted from Baum inspection are not corrected in a reasonable amount of time, the board will enforce legal action at the homeowner's expense.

Financials:

- The HOA delinquent's assessments accounts are down by 5% from the previous year.
- This fiscal year, the HOA will have an audit review the financials. The board has received one (1) with a pending second (2) proposal from accounting firms.
- The board has also passed a vote to seek wage garnishments for past due assessments.

Community:

- Planning for the Annual Movie under the Stars event is under way. The HOA will have further detailed information available soon.

Adjourned at: 9:00 pm
Next Open meeting: May 12th, 2010
Next location: The Wheatlands Elementary School

Minutes submitted for approval by: Secretary, Natalie Linman on April 28th, 2009