

Meeting Minutes

The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Phil Spivak
Treasurer: Joshua Tipner
Secretary: Natalie Linman
Director: Cindy Tank-Murphy
Director: Judy Taerum
Director: Kimberley Michaels

In Attendance: Danielle Paul, Phil Spivak, Natalie Linman, Joshua Tipner, Cindy Tank-Murphy, Kimberley Michaels and Judy Taerum

Directors Work Session called to order on June 16th 2010, location IHOP – Oswego at 7:22 pm

General

- The Board has gained ownership of townhomes located at 2331 Twilight and 2228 Daybreak. The ownership is temporarily and only until the balance for assessments and any repairs made to the property have been paid fully to the HOA.
- The City of Aurora has contacted the board regarding the land located at the cross section at Keating and Eola. The City will need access to use the land located in front of the monument. The project is to widen Eola from Keating to Montgomery Road.
- A hand out was given to the board members with all vendors and service contact information. This information is also available on the HOA website.
- The board has been made aware of a situation with a community resident and a board member. The issue is regarding a sprinkler system that was damaged during a lighting project for the HOA. The Park District was made aware of the placement of the water system. The Park District has contacted the HOA and demanded that the power that is providing lighting to the monuments (Ellington and Barrington) be relocated and The Park District will be in contact with the homeowner to have the water system removed from its current location.

Treasurer:

- The board reviewed and discussed many line entries in the budget and financials set forth for the 2010 year, which are available online at the HOA website. The HOA starts each year with \$216,000 and the accounting is worked backwards to insure that the association dues are not increased and that all expenses are covered. By law a small carry over of \$5,000 or less is permitted to maintain our non – for profit status.

- There are currently 34 accounts listed that are 90 days over due with their assessments. The board has approved to move forward with further action.

Architect/Grounds:

- The board has voted and approved to continue our relationship with Burr Oak for the landscaping service for the Wheatlands. The contract is for four (4) years; with an increased rate of 2 percent for the last two (2) years of the contract.

Community:

- The board voted and approved the movie – Cloudy with a chance of Meatballs for the Movie under the stars event. The event is set for August 7th, 2010 at Barrington Park.
- An email will be sent to homeowners that have provided their email address to the HOA. Signs will be purchased and displayed at major monuments.
- The HOA is asking for volunteers to help provide better communications and resident involvement. The board is setting up Committees in the following areas: Grounds, Community and Communications (newsletter and website). Kimberley Michaels will assist in monitoring the weekly inspection report provided by Baum. Cindy Tank-Murphy will help and organize a Wheatland newsletter. Natalie Linman will organize a community garage sale. The following board members will be asking for volunteers to help better serve the community.

Next Directors work session: July 21, 2010, 7:00 pm
Next location: Starbucks
Adjourned at: 9:50 pm

Minutes submitted for approval by: Secretary, Natalie Linman on July 23, 2010