

Directors Working Session Minutes
The Wheatlands Home Owners Association

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

In Attendance: Danielle Paul Joshua Tipner, Cindy Tank-Murphy, Judy Taerum, and Natalie Linman
Meeting called to order on October 20th 2010 at 7:15 pm

Location: Starbucks

General

- Baum Property Management contract is up for renewal. The contract has an 8% price increase, over the four (4) years. The new contract is for 2011-2014. The board voted and approved. The Board also voted and approved additional service contracts: Fox Valley Tree Service contract – \$19,415 this contract is for fertilization, insect control and fungal protection on the trees within the HOA.
Environmental Aquatic Management contract - \$3,500 this contract is for treatment of the ponds for the 2011 year. 2011 Insurance Renewal – \$2,561 this insurance covers events, board members and properties.
- The Board reviewed, voted and approved the 2011 Budget with no increase in assessments.
- The Board voted and approved to move forward to take possession of 2326 Twilight for past due assessments. There are judgments on 2285 Daybreak Dr., 2155 Daybreak Dr., but they are in foreclosure. 2100 Gardner Circle East is a single family home that we are looking at moving forward with.
- The Board voted and approved the 2009 Audit.
- HGTV will be shooting an episode of House Hunters at 1984 Clementi at the end of October.
- The Board voted and approved not to have a 2010 audit performed.
- The Board voted to find a replacement for the open Vice President seat. Steve Bernicky, Mark Grossi, and Jerry Evans names were brought up and discussed. We decided to think further and talk with some of these individuals to see if there was interest before moving on a replacement.

Treasurer:

- The September Financials were reviewed.

Architect/Grounds:

- The Pond restoration still can be completed this year as long as there is no snow in the immediate future.
- The lighting project at Barrington and Ellington is waiting for a permit from The City of Aurora and then approval from ComEd and they will need to send someone out to hook it up.

Next work session: November 17th 2010, 7:00 pm

Next location: TBA

Adjourned at: 8:45 pm

Minutes submitted for approval by: Secretary, Natalie Linman on November 2, 2010