

Meeting Minutes
The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Steve Bernicky
Treasurer: Joshua Tipner
Secretary: Cindy Tank-Murphy
Director: Bruce Darata
Director: Steve Grebner
Director: Kimberley Michaels

In Attendance: Danielle Paul, Josh Tipner, Cindy Tank-Murphy, Steve Bernicky, Kimberley Michaels, Bruce Darata & Steve Grebner

Working session was called to order on April 20, 2011 at 7:04 pm

Location: Starbucks

Old Business

- Due to the size of our current operating fund and the insurability/preservation of those funds, it was discussed last month and voted to move \$50,000 from our operating fund at Old Second National Bank to a secondary operating account for short term. After investigating banks and interest rates, the decision was made to go with PNC Bank, who offered the best short term rate of .85%.
- A tree located on the south side of Hafenrichter was found to have the Emerald Ash Borer and has now been removed.
- The issue of the online payment system not reconciling with Baum Properties in a timely manner, has been resolved. The process change has been in effect for a month and no signs of any problems. We'll continue to monitor.

New Business

- 2011 Event Planning
 - Garage Sale - It was discussed and voted to move forward with the 2nd Annual Wheatland's Garage Sale. Tentative dates are June 3rd & 4th to be finalized soon. Per request from last year, we will look into finding a charity to pick up all the remaining items neighbors want to donate after the sale.
 - Movie Night – It was discussed and voted to move forward with the annual Movie Under the Stars event. Dates and movie selection to be announced by next meeting.
 - Additional ideas were shared for possible future events/offers for Wheatland neighbors:
 - 2012 Easter Egg Hunt
 - Partnership with a vendor to provide a discount on bags of de-icing salt for neighbors if we made a bulk order.
 - Ask Burr Oak, our landscaping contractor, to provide discounted pricing to any neighbor interested in having Ash trees inspected.
- Reserve Funds
 - Our current reserve fund is \$75,744. It was discussed whether we should transfer this fund to a 12 mo. CD; use the funds to completely pay off the \$48,000 pond restoration project; finish the monument lighting (6 left). After much discussion it was decided to transfer a portion of the fund into a higher interest bearing CD for 12 months based on past history/low risk of needing to liquidate the funds the near future. Not all funds will be transferred.
- Monitoring Inspection Report

- Steve Grebner agreed to begin to monitor the weekly home inspection reports we receive from Baum. Every other week Baum sends an inspector to report any home owner violations, such as stripped paint, leaning /fallen fences, unauthorized storage dens. Habitual offenders will be fined for items they do not rectify in a timely manner.
- Final Assessment Notice Letter
 - Final invoice letters will go out by May 1st to all homeowner's who have not paid their HOA invoices in full. This is the last opportunity before legal action will be taken. Once legal action is taken, the legal fees associated with the actions will be the responsibility of that homeowner.
- Formal complaints of barking dogs
 - Formal complaints of excessive barking have been made at 1701 Melbourne and 2435 Avalon. Both the Aurora police and Animal Control have visited the homes on previous occasions, but this has not stopped the complaints. Baum will be sending a notice to the owners and requesting they rectify the issue within 30 days.

Committee Reports

Grounds Report - 2011 Projects

- The pond on the NW corner of Barrington and Hafner is currently under renovation. This is the final pond to be renovated. We ask that everyone monitors children from throwing rocks into the pond. The renovation is \$48,000 for this one pond alone.

Treasurers Report

- We currently have \$31,530 in assessments in collection status. This is comparable to recent years.

General

- Spring Home Owner's Association meeting to be held on May 25th at 7 PM- The Wheatland's Elementary School. Communications will be sent via email to those enrolled on the HOA website, as well as signs will be posted in the common areas.

Next meeting: May 25th 7 PM
 Next location: The Wheatland's Elementary School
 Adjourned at: 9:01 pm

Minutes submitted for approval by: Secretary, Cindy Tank-Murphy, April 21, 2011