

December 7th, 2011 HOA Working Session
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, Steve Bernicky, Kimberley Michaels, Bruce Darata, Steve Grebner, Josh Tipner & Cindy Tank-Murphy

Call to order: 7:07PM

Location: Starbucks

Old Business:

Website Contest

- The winner of The Wheatlands HOA website contest is David Hornick of 1956 Gardner Circle East. There were a total of 56 contestants for the random drawing; 24 residents updated their information and 32 first-time registrations.

Holiday Wreaths

- Wreaths will be installed this coming weekend, Dec. 10-11th.

New Business:

Violation Report & Home Maintenance Reviews

- Eight new violations were on the latest report. Violators will be notified to rectify the issues prior to a notice of fine.
- Discussion about whether there is a need to create an architectural committee to adhere to the by-laws with regard to exterior maintenance, repairs and replacements, such as siding, roofing, trim painting etc. Board to have further discussions as there would need to be a formal process established.
- An email will go out to homeowners who may have defective windows to solicit a vendor who may be able to offer a collective bargaining agreement or volume discount. Anyone interested in replacing their windows will be asked to respond.

Letter from resident of Warwick Circle

- A resident on Warwick Circle submitted a letter to the board regarding concerns about street parking.
- Board has responded to the complaints by offering the homeowner to contact the Alderman and police about the matter and also providing the homeowner with the guidelines on how to petition a by-law.

Grounds Report:

Pond Aerators

- The pond aerators which were mistakenly removed by our old vendor have been returned to our new contracted vendor, Environmental Aquatics.

- One aerator is not functioning and needs repairs. The board has approved the repairs at a cost of \$539.

Tree Service

- Fox Valley Tree Service was given final notice on November 15th to complete work requested work five months prior. The board gave Fox Valley Tree Service a deadline of December 1st in writing to complete the trimming work. As of Dec. 7th, Fox Valley Tree service has not fulfilled their agreement.
- The board has sent a cease and desist order to Fox Valley Tree Service and approved to move forward with the contract proposal from Kramer Tree Service.
- Kramer Tree proposal includes all 1197 trees on the common grounds. The proposal was prepared in 3 installments of work. Installment 1 & 2: \$10,220 Installment 3: \$10,860.

Wrought iron fence painting project

- The board reviewed three bids for painting the wrought iron fences along the entrance/monuments where wrought iron fence is currently present.
- The three bids were as such:
 - Inside Out \$5000
 - AAA Painting \$3240
 - Painters Inc. \$2450
- The board decided to table the discussion to early spring since the weather was too cold for painting and costs could change. The board will want to request follow-up information from the bidding vendors.

Budget & Year End Balance

- The Wheatlands HOA balance is \$43,250. Due to the excess funds the board discussed how best to utilize the year end favorability. Due to our non-profit status, we must maintain a \$0 balance annually at year end.
- The board voted to prepay the following already approved projects in 2012.
 - \$31,300 for Kramer Tree Trimming service to complete the entire project. The board will request a discount based on paying in full versus the 3 installment bid.
 - \$3200 for Bur Oak bush trimming
 - \$3300 for Bur Oak plant materials in the monuments which lighting was installed this past summer.
 - The remaining \$5450 will be placed in the Reserves Fund for future capital projects.

Next meeting: January 17, 2012

Next location: Starbuck's at Ogden

Adjourned at: 8:48 pm

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