

Directors Work Session 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

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

Working session was called to order on March 16, 2011 at 7:09 pm

Location: Starbucks

Old Business

- The homeowner of 2468 Holland Court has paid all legal fees associated with the dispute over the barking dog. Payment was received on Feb. 21, 2011 and the account is current.

New Business

- It was discovered during a routine review of our online payment system, Rentpayment.com, that online account receivables (HOA assessment payments) made within the past 60 days were not getting reconciled with Baum Properties on a timely basis. Due to this system glitch, we are now requesting an automatic email be generated to both Baum and HOA President going forward. The board will also be making a request to Baum Properties to provide more than once a month reconciliation of our financials.
- 2331 Twilight Property - Due to damage from the 2011 winter storm, the HOA has had to invest \$150 out of pocket to repair water damage. The property is now repaired, cleaned and painted and ready for the Aurora rental inspection. Currently have an interested renter who could potentially move in by April 1, 2011.

Committee Reports

Grounds Report - 2011 Projects

- The pond on the NW corner of Barrington and Hafenrichter is schedule to begin renovation this spring when the water recedes. This is the final pond to be renovated.
- Board members are asked to bring ideas for future 2011 projects to next month's meeting for discussion. Some ideas include completing the lighting of the monuments at Barrington and Avalon and entrance on Blossom.
- During the recent tree trimming project, a tree located on the south side of Hafenrichter was found to have the Emerald Ash Borer and is being removed.

Treasurers Report

- Due to the size of our current operating fund and the insurability/preservation of those funds, it was discussed and voted to move \$50,000 from our operating fund at Old Second National Bank to a secondary operating account for short term. The board is investigating banks to determine the best interest rate.

General

- Spring Home Owner's Association meeting to be held in May. Communications will be sent via email to those enrolled on the HOA website.

Next open meeting: May, 2011  
Next location: Wheatlands School  
Adjourned at: 8:39 pm

Minutes submitted for approval by: Secretary, Cindy Tank-Murphy, March 17, 2011