

September 28th 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, Josh Tipner, Cindy Tank-Murphy, Steve Bernicky, Kimberley Michaels, Bruce Darata & Steve Grebner

Call to order: 7:48 PM

Location: The Wheatlands Elementary School

The board met for a working session after the completion of the Fall HOA Meeting.

Pond Maintenance Bid Proposal

- The board reviewed the bid from a proposed new vendor to maintain the ponds. The first was for \$3700 from Environmental Aquatic Management. The board approved this amount for annual maintenance of the ponds.
- The second bid was for maintenance of the fountains for \$1725 from the same vendor. The board approved this bid as well.
- The final bid was for the purchase of an Aerator at Barrington & Haffenrichter in the amount of \$2991.60. The board approved this bid and will install the new aerator in 2012 spring.

Tree Service Concerns and Discussion

- There was discussion about our overall satisfaction with Fox Valley Tree Service.
 - The board has requested outside bid from Kramer Tree Service based on the recommendation made by our landscaping company, Bur Oak
 - The board will make a decision on next steps by the next meeting.

2012 Budget Approval Discussion

- After much discussion about planning for long and short term goals, the board approved a 2012 annual budget which was flat to 2011.
 - The board is very pleased to be able to keep association dues flat to last year in such hard economic times.

Attorney Fees Discussion

- Our attorney, Key Costello, whom we use to take legal action against delinquent association dues has raised their fee per account at turnover from \$115 to \$160 due to the process of running a Tract Search on listings to ensure the right owner of the property is notified accurately.
- In the past, Danielle Paul has run the Tract search reports on homes prior to turnover on her own time to save us money. The per transaction is \$45. The board has decided to negotiate with Key Costello a fee flat of \$115 (flat to past years) and continue to do our

own due diligence with the Tract Search in order to save that additional \$45 per transaction. Danielle to have discussion with attorney to resolve.

Next meeting: October 19, 2011 7 PM Working Session
November 2, 2011 Open Budget Meeting

Next location: Starbuck's at Ogden

Adjourned at: 8:56 pm

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