

February 15, 2012 HOA Election 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

HOA meeting was called to order on February 15, 2012 at 7:05 pm

Location: The Wheatlands Elementary School

After taking count of the proxies, and determining we did not have 10% of homes represented for to move forward with the election meeting, Steve Bernicky called a motion to adjourn the meeting. Steve Grebner 2nd the motion. Meeting was adjourned at 7:08 PM.

Meeting was called to order at 7:09 PM. With 72 total proxies collected, >5% of homes were represented and the second meeting met quorum and could continue.

For the 2012 election, there are three positions open.

Board President, Danielle Paul called for any nominations from the floor.

- No nominations from the floor were presented.
- Three current board members were the only candidates vying for re-election; Steve Bernicky, Kimberley Michaels & Cindy Tank-Murphy
- A motion of acclimation was called to re-instate the three current members to the board without a formal election due to no other candidates.
- Motion passed.
- Steve Bernicky, Kimberley Michaels & Cindy Tank-Murphy will serve another two year term on the board.

Community Update

Alderman Al Lewandowski's Update – 12th Ward

- In approximately two months, voting will take place to put in a new library in downtown Aurora.
 - If passes, a \$200,000 home will be assessed an extra \$25 per year for the next 20 years.
 - Alderman Lewandowski's stance is to vote against the new library and use funds toward improving the systems of all the existing library branches vs. funding a new building in downtown Aurora.
- The existing wards are being resized.
 - The goal will be to make all wards ~19,000.
 - This project needs to be completed by October
 - A committee of five alderman and five residents has been formed.
- Aurora PD has hired back all of the furloughed police officers.

- Eola road widening project is still pending a formal timeframe due to a few property hold outs.
- Current intersection cameras have reduced the amount of accidents by 7% since installation.

District 308 boundary update

- 308 board member, Brent Lightfoot was present to provide a status of the boundary committees. Vote will take place when the board has all the information they need to make such a decision with a tentative plan to have decision finalized by February 27th.

Resolution Discussion

- The IRS does not currently audit HOAs (non-profit), however on recommendation of our property management company and accounting firm, the board has decided to protect ourselves against future IRS actions. The recommendation from Baum and accountants is to pass a resolution each year to determine where any excess funds will be appropriated or rolled over to the following year's operating funds.
- A motion to create a resolution to roll over remaining operating funds into 2013 operating funds. Motion approved.
- Please be sure to register at www.wheatlandshoa.org
 - You can pay your association dues and get on the email list for announcements.

Meeting Adjourned at 7:55 PM

Next meeting: March 21, 2012 7 PM Working Session

Next location: Starbuck's at Ogden

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