

March 21, 2012 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, Josh Tipner Kimberley Michaels, Bruce Darata, & Cindy Tank-Murphy

Call to order: 7:07 PM

Location: Starbuck's

.New Business:

Property @ 2285 Twilight

- The HOA took possession of this property due to delinquent balanced owed by the homeowner in the amount of \$5106.71
- Board has found a potential renter – Will rent home for \$1200
- Property will need following improvements before we can rent and approx. costs
 - \$200 Cleaning
 - \$830 appliances (Owner took existing appliances)
 - \$1900 paint
 - \$950 for washer and dryer
 - These costs will be recouped as will our attorney fees

Monument Repairs

- Mortar is cracking from past repairs.
- Masonry contractor quote for all 19 monuments
- Board approved to move forward with repairs for a cost of \$7750

Kramer Tree Proposal

- A home at SW corner of Clementi & Barrington has tree roots from common area grounds crowding their yard and foundation. The board approved a bid from Kramer to grind the roots of the silver maple causing the problem.
- Kramer's error on the side of caution and we've asked them to come back out to cut more off.

Annual Reserve Transfer vs. Monthly

- Baum has asked us to move to an annual basis. Board agreed.

New Property Judgements

- The board has received two new awards for the following properties.
 - 1742 Ellington Dr. \$1485.54
 - There is currently a renter in this property and the HOA will collect the rent check until the balance is \$0..
 - 2447 N. Oakfield Dr. \$1551.90
 - April 23rd we can take possession and begin the process to rent.

- Townhome Association will pay our HOA delinquent balances minus the late fees on the following properties they have won possession on.
 - 2436 Oakfield Ct. \$466.09 (minus \$90 late fees)
 - 2220 Day Break Dr. \$542.11(minus \$90 late fees)
 - 2335 Twilight \$542.11(minus \$90 late fees)
 - 2287 Twilight \$542.11(minus \$90 late fees)

Menard's Card

- To leverage a 2-5% rebate on select products, and to alleviate the personal burden of these expenses, the board voted to get a Menard's credit card for the board to utilize. Danielle Paul will be the designated as the card holder.

Grounds Report:

- Burr Oak Contract starts April 15th, however due to warm weather we expect to need services sooner than April 15th.
- The board has decided to ask Burr Oak to push their contract start up to this month and if we need work at the end of the contract we will request work on a week by week basis at the end of the contract in the fall.

Recent home burglary in our neighborhood

- With warm weather and open windows, it's a good time to remind neighbors to take the necessary precautions to discourage burglaries. Most burglaries happen to homes with unlocked doors or windows. Please be aware and alert and if you see something suspicious please report it to the police.

Next meeting: April 18, 2012

Next location: Starbucks

Adjourned at: 8:48 pm

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