

January 16, 2013 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

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In Attendance: Danielle Paul, Steve Bernicky, Bruce Darata, Joshua Tipner & Steve Grebner

Call to order: 7:00 PM

Location: Starbuck's

**Old Business:**

2285 Twilight (Rental) – Current balance is \$2,731.67. Tenant is paying \$1,200 per month on time. Barring any required expenses or sale of property, May 20 will be the last day for current tenants. HOA will hold any excess funds until tenant moves out and property inspection is completed. At which time, they will be returned to the homeowner.

**New Business:**

2013 Planning

Need to resolve monument decoration issue. It was proposed that we do three decorations per year: Spring, Fall, and Christmas. Need to resolve whether we do all monuments or select monuments in high traffic areas. We will revisit once costs for other projects are obtained (sink hole). We should present a plan to homeowners.

Quotation for repairing sink hole at Keating pond needs to be obtained. Also consideration for tree replacements from emerald ash borer infestation needs to be considered before using a lot of reserve funds for other projects.

**Next Meeting – Election Meeting:**

The following board members are up for reelection Danielle, Josh, Steve G and Bruce. It was suggested that we invite alderman candidates to the meeting for residents to meet.

**Treasures Report:**

Bankruptcy follows the property, not the person. Our only option in this case is to pursue eviction. It was decided that the board will pursue this action against two homeowners, whose balance is over \$2,000. Need to determine threshold for the future.

## Miscellaneous

- The last reserve study was completed in 2006. The board will consider doing it again this year. Need to obtain a quote for this service.
- The board is only required to hold four opening meetings per year. The board will consider changing the frequency of the current monthly work sessions. There is no covenant requirement for a monthly work session.
- The board waiting to see the outcome of the Gardner Circle East property before the association takes any action on it.
- The condo association is willing to settle up with WHOA those accounts that are delinquent with the condo association and the WHOA. The board will draw up a letter to the condo association in order to settle up delinquent accounts.

Next meeting: Election Meeting – February 20, 2013

Next location: The Wheatlands Elementary Gym

Adjourned at: 7:00 pm

Minutes submitted for approval by: Director, Bruce Darata