

March 21, 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: Glenn Rickard
Director: Kimberley Michaels

In Attendance: Danielle Paul, Kimberley Michaels, Bruce Darata, Joshua Tipner & Glenn Rickard

Call to order: 7:08 PM

Location: Starbuck's

Old Business:

2285 Twilight (Rental) – Current balance is \$2,138. Tenant is paying \$1,200 per month on time by certified check. Barring any required expenses or sale of property, June 23 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. This was pushed out from the original date of May 20 due to the furnace repair.

Ballpark figure of \$3,000 - \$4,000 was provided for the Keating pond repair. This is the same company that does the large ponds for WHOA. It might be significantly less. He will provide a quotation. Projected completion is mid to late summer.

The last reserve study was completed in 2006. The board will consider doing it again this year. We have obtained one quotation so far for \$2,200. Danielle will email for board review.

Baum Management encourages board members to attend the Board Member Seminar on April 25.

New Business:

Community Report

- Will resolve monument decoration issue when all board members are present to discuss.
- Bruce Darata to take over violations report from retired board member Steve Grebner.
- Tentative garage sale dates 6/7 – 6/8
- Tentative movie night dates 8/10 with 8/17 rain date

Treasurer Report

- PNC Bank reserve account has dipped below \$50,000. This account will receive higher interest payments if it reaches the \$50,000 threshold. It was decided that our annual \$6,500 reserve payment for 2013 will be paid out of the operating fund now to get it out of the way and to bring the reserve balance above \$50,000.
- The monthly association for the properties on Daybreak Dr. and Twilight Dr. agreed to pay overdue WHOA accounts which are also overdue with the monthly association. There have been 27 accounts which have been identified as overdue with WHOA. Those accounts will be turned over to the monthly association to determine which ones are overdue with them, and they will cut WHOA a check for those overdue balances.
- Letters will go out to (36) homeowners who are overdue on last year's dues and are approaching the 90-day mark for this years dues.
- The board has approved three homeowners for payment plan:

1960 Blossom
2288 Boxford Ct
1736 Melbourne

Next meeting: April 17, 2013 @ 7:00 pm

Next location: Starbucks

Adjourned at: 8:50 pm

Minutes submitted for approval by: Director, Bruce Darata