

May 21, 2014 HOA Election Meeting Minutes
The Wheatlands Home Owners Association

President: Danielle Paul
Vice President: Glenn Rickard
Treasurer: Joshua Tipner
Director: Steve Bernicky
Director: Bruce Darata
Baum Management: Mike Saville

In Attendance: Danielle Paul, Josh Tipner, Steve Bernicky, Bruce Darata, Glenn Rickard, Mike Saville

HOA meeting was called to order on May 21, 2014 at 7:03 pm

Location: The Wheatlands Elementary School

Baum Contract Approval:

The current Baum contract is up for renewal. The proposal presented by Baum is a four year contract with average yearly increases of 1.25%. Our current rates are below average compared to other HOA's. This rate increase will bring WHOA rates up to 2014 rates in 2018. The board unanimously approved the contract.

Bur Oak Contract Approval:

The board was presented with a three year contract proposal. The first year will maintain the same current rate. The rate escalates over the next two years. The board agreed to go back to the vendor and ask for a fourth year. If they would not extend it out to a fourth year, we would accept the current proposal.

Financials:

The treasurer reviewed the current balances. The operating fund account has \$195,000 and the reserve fund has \$120,000. There is still \$24,440 in outstanding assessments due for 2014.

Movie under the stars:

“Frozen” is no longer available. There have been only 13 votes and “Lego Movie” is currently leading the polls.

Grounds Committee Update:

Additional vandalism and damage has been done to multiple light bars at the monuments. The current light bars are no longer manufactured. Currently seeking alternatives.

Projects planned for 2014: Bush trimming, tree replacement, and adding new mulch.

The detention area behind Bellingham Circle and the townhouses will be trimmed. There are bushes to cut, dead dogwoods to be removed, and mulch to be added the beds.

Meeting adjourned at 7:25

Executive Session Minutes – May 21, 2014

In Attendance: Danielle Paul, Josh Tipner, Steve Bernicky, Bruce Darata, Glenn Rickard, Mike Saville

A reserve study was conducted which entailed a detailed 10 year study of replacement of depreciating assets. The study recommended an increase in the reserve. The board unanimously rejected the increase.

Minutes submitted for approval by: Director, Bruce Darata