

April 16, 2014 HOA Working Session  
The Wheatland's Home Owners Association

President: Danielle Paul  
Vice President: Glenn Rickard  
Treasurer: Joshua Tipner  
Secretary: Theresa Robinson  
Director: Bruce Darata  
Director: Cindy Tank-Murphy  
Director: Steve Bernicky

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In Attendance: Danielle Paul, Glenn Rickard, Joshua Tipner, Theresa Robinson

Call to order 7:05pm

Location: Starbucks, Eola & Ogden Avenues

### Old Business

#### **Baum Property Management Contract**

- Board President, Danielle Paul will be speaking with Mike Baum, President, Baum Property Management about the bid for renewing the property management contract.

#### **Holland Court Legal Update**

- The board has accepted the final changes to the legal agreement between the Wheatland's HOA & dog owner. With that any further changes will not be considered. The board will pursue legal actions if this final offer is not accepted.

### New Business - Open Discussions

#### **Bur Oak - Grounds Contract Renewal**

- The renewal proposal is for 3years. Danielle will speak to them about adding a 4<sup>th</sup> year and maintaining the current fees.
- 2014 Landscape Project Suggestion
  - Members propose that we use less mulch this season and consider alternative ground covers. Board member, Josh Tipner will also check with another vendor to get a quote on the mulch replacement and ground cover proposal submitted by Bur Oak.
  - A suggestion was also made that the grounds keeper should avoid replacing dogwoods but consider other shrubs that are easier to maintain.
  - Bur Oak has submitted a proposal that would cost ~\$33,000 for replacement of plants in beds throughout the community. This project will be completed in stages due to cost. All plants and shrubs to be replaced are covered with a 2year guarantee. It was also suggested that if we proceed in this direction that we obtain other concessions from Bur Oak considering the recent renewal of their 3 year contract.

#### **Reserve Study**

- The latest reserve study had concerns that we do not have enough funds set aside to handle future property maintenance as well as unforeseen events or matters. They are recommending increasing to \$8,500 from our current \$6,500 for this year and increasing 1,000-2,000 per year up to an \$11,000 amount in year 2018. Most of the issues brought up in the reserve study have been covered by the HOA out of normal operating cash. The reserve study will be emailed to all board members for their review and further discussions
- Maintenance Items That Need to be on the Radar
  - Josh was concerned about us only replacing the inserts at the monuments. There are some monuments that will have to have concrete and foundation work completed also. Not all are damaged or wearing but we need to be aware of all the work that may be ahead of us.
  - The new rails installed on the monument that was struck by the car last year at Barrington & Eola are already rusting. We have a one-year warranty and need to have the vendor to replace. We have spoken with the vendor and they will be addressing this issue.

**Monument Lights**

- The two (2) Barrington/Ellington Drive monument light covers have been damaged again through vandalism. This is the second time within a year. It was suggested that we consider a screen versus a plastic or glass cover to avoid ongoing replacement cost.
- There is a concern that the same individual is committing the vandalism. The board discussed the review of cameras for security and protection of property.
- Teenagers have been seen hanging out in the park grounds after dusk. This is a violation of curfew laws and the Aurora police should be notified.

**Barrington Lake Fountain Cord**

- The fountain aerator in the Barrington Lake near Ellington is none operational. The park district damaged it during their control burn of shrubs/weeds around the lake. Our cost last year was ~\$440.00 when pond animals ate through the cord. Danielle will speak with the property management about contacting the park district for this year's repair.

***Next meeting: May 21, 2014***

***Next location: Wheatland's Elementary School***

*Adjourned at 8:05pm*

*Minutes submitted for approval by: Secretary Theresa Robinson*

*April 24, 2014*