

**February 11, 2015
HOA Annual Election Meeting Minutes
The Wheatland's Home Owners Association**

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

In Attendance:

1. Board Members: Danielle Paul, Glenn Rickard, Joshua Tipner, Bruce Darata, Theresa Robinson
2. Baum Property Management - Mike Saville
3. Wheatland Homeowners

Call to order 7:05pm

Location: Wheatland's Elementary School, Aurora, IL

Annual Election

Call to Order - President, Danielle Paul

Approval of 2014 Annual Meeting Minutes - 5-0 Vote

Opening Remarks by the President - Provided a description of the quorum needed by Homeowners in attendance or by Proxies received to officially hold the election of nominated board members.

After taking count of the proxies, we determined we did not have 10% of the homes represented and required to move forward with the election meeting. Therefore a motion to adjourn the meeting was called. Meeting was adjourned at 7:06pm.

As allowed by our Association rules, another meeting was called to order at 7:07pm to determine if 5% or more of the proxies were collected to move forward with the election. We met this quorum and the meeting continued and the electoral votes presented.

Verification of Notice of Annual Meeting - Baum Property Management - Mike Saville

Certification of Quorum - Baum Property Management - Mike Saville

Statement of Board Positions up for Election - Four (4) open board positions

Nominations & Introductions of candidates from the floor - Present incumbents

- Danielle Paul
- Glenn Rickard
- Josh Tipner
- Bruce Darata

Vote was not needed because there were four candidates running and four seat available.

New Business

Resolutions - President, Danielle Paul

1. **2015 Excess Income to be applied to HOA Reserve Account ruling 70-604** – Vote Approved with majority of homeowners in attendance.
2. **Policy to adopt Electronic Voting, Notices and Proxies** – Board approved 5-0
3. **Proposal to update the current WHOA Declaration.** With recent changes to the State of Illinois homeowner's association laws and the fact that our own HOA declaration has not been updated in over two decades, it is recommended that we incorporate the current state law changes, as well as, add the use of electronic media for future voting & communications to the homeowners. The updates will be presented to the Homeowners later in the year and will require a 66% approval before implementation.

Note: - Please make sure your household is registered at www.wheatlandshoa.org to get important information about the HOA.

Meeting Adjourned at 7:20pm

*Minutes submitted for approval by: Secretary Theresa Robinson
February 12, 2015*