

**October 21, 2015
Board Working Session
The Wheatland's Home Owners Association**

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

In Attendance:

- 1.
2. electronic mail

Board Members: Danielle Paul, Bruce Darata, Theresa Robinson
Budget Approval given by Board Member Steve Bernicky over

Call to order 7:05pm

Location: Starbucks @ Eola, Aurora, IL

Order of Meeting

Call to Order – President Danielle Kain-Paul

2016 Budget Proposal

- **The HOA budget proposal is \$216,420 that is flat with the prior year budget.**
- **The current full year spending forecast is expected to end slightly less than budget. Any variance will be swept to the reserve. Homeowners may obtain a copy of the financial report or analysis through Baum Property Management or at quarterly meetings.**
- **Since the HOA spending has been well managed, the annual Association Dues for each of the Neighborhood single & multi-family residential lots, as well as the condominiums will not change in 2016.**
- **The budget proposal was approved for submission to the homeowners by board members in attendance and will be represented to the WHOA meeting on December 9, 2016 meeting for acceptance. Mailers announcing the meeting will go out by November 1, 2015.**

Meeting Adjourned at 7:45pm

*Minutes submitted for approval by: Secretary Theresa Robinson
November 2, 2015*