

**August 6, 2016  
Spring Meeting  
The Wheatland's Home Owners Association**

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

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**In Attendance:**

Board Members: Danielle Paul, Glenn Rickard, Joshua Tipner, Brent Lightfoot, Theresa Robinson  
Homeowners

**Call to order 7:43pm**

**Location:** Barrington Park, Wheatlands

**Order of Meeting**

**Call to Order** – President Danielle Kain-Paul

**New Business**

**Financials:**

- **Treasurers Report** – Through June 2016, the financial position of the Association appears to be sound. Revenues are ahead of the both year-to-date and full year plan. Expenses are at plan. The one time payment for mulching was made in June even though the budget is spread over 12 months.
- **2017 Rebate** – The Board announced the one-time rebate planned for homeowners in 2017 due to the effective management of operating expenses. This savings is being estimated at 10percent and will be passed back to the homeowners as a one time reduction in their 2017 assessment fees.

**Committee Reports & 2016 Projects:**

- **Monthly Property Inspections** are made by Baum Property Management. Homeowners are notified by mail should there be any violations against the HOA Declaration.
- **HOA Declaration** – Currently under review and will take into consideration changes that have been presented by the homeowners.
- **Aurora Electricity Change** – The Board suggested Homeowners consider other suppliers due to the recent change in the City of Aurora electric supplier. Homeowners should have received notification in the mail, as well as the recent newsletter from Alderman Bugg. A listing of suppliers and a rate comparison can be found in the newsletter.

**Grounds Committee Update:**

- **Monuments** – The President is recommending replacement of the interior signs of the monument due to aging and deterioration. Samples of the suggested insert was present for homeowners review. At this time only entrances to the single family homes' monuments are to be replaced. No vote was taken by the board, however, Brent Lightfoot abstain. This has yet to be presented to the Condo Association.
- **Barrington Lake Electrical Repair** – Under assessment and should be operational in the coming weeks.

Homeowners can registered at [www.wheatlandshoa.org](http://www.wheatlandshoa.org) to get current announcements and pay association dues.

*Meeting Adjourned at 8:15pm  
Minutes submitted by: Treasurer Theresa Robinson*