

~Wheatland's Home Owner Association ~
Spring Meeting
May 21, 2008

Board Members in attendance: Danielle, Brent, Adam, Darryl, Dave, Steve, Jennifer

Absent:

Meeting Called to order: 7:00 pm

General:

- Intro of Board Members and Rhonda, Baum representative
- Contracts adopted and approved for:
 - Baum Property Management at a cost of \$2525 per month. Signed for 3 year term.
 - Erosion Specialists approved for pond erosion work done for 2 ponds at a cost of \$135,000. To be paid back over a 3 year term with 25% down. Have guaranteed work for 15 years.
 - Bur Oak has been approved as landscaping company for 3 year term.
 - Fox Valley Tree Service approved at a cost of \$27,000 to care for trees around community. Signed for 1 year term.
 - McCloud has been approved for \$7,300 for 1 year term.

Grounds:

- New lighting project on Eola and Daylight now complete.
- Pond erosion project to be started in June as shorelines are eroding and ponds are becoming shallow. Currently 2 feet of rock under shoreline.
- Installation of 350 yards of mulch around trees completed. Next year plant beds will be mulched.
- Monuments have been updated. Previous plants pulled and new flowers have been installed.

Communications:

- Wheatland website has been up since 2005 allowing owners to access service providers and contracts. Homeowner data is being cleaned up and updated to reflect changes of ownership for sold homes.
- Newsletter for HOA to be written by resident Kim Hannah and included by-monthly *The Chronicle*.

Community:

- Alderman Keith introduced and announced several new businesses to go in on Eola including a bar and grill, liquor store and daycare center.
- Widening of Eola from Montgomery Road to Keating is still being worked on.

Treasurer's Report:

- About 91% of yearly budget collected. Approximately 19 liens have been placed on properties where dues have not been paid.

Old Business:

New Business:

Open Discussion:

- Homeowner suggested lessening services around community to reduce dues.
- Another homeowner suggested having a "green" aerator to eliminate need for electric in the ponds.
- Owners concerned about having neighbors that are not keeping up with yard maintenance.
- Tree missing by Rockland Drive by pond and monuments.

Next meeting: October, 2008 Wheatland Elementary School
Meeting Adjourned: 8:30 pm