

Woods of Wayne Homeowners' Association

Board Meeting Minutes 10/26/2009

I. Call to Order

Bob Reed called to order the regular meeting of the Woods of Wayne Homeowners' Association Board Meeting at 7:30 P.M. at the Reed's residence.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approved prior meeting minutes from 8/24/2009.

The following persons were present:

Bob Reed, Mark Soppi, Curt Aigner, Mario Conte, Jennifer Donatelli, Patti Orban, Jeff McCall, Roger Orban, Ted Matuszewski, Steve Joyaux, Jay Beaton,

The following person was absent :

Marianne Pope

III. President's Report – Bob Reed – The main concern is the financial outlook at the end of the year expenses, past due assessments, and the ability to collect one these. Bob then asked Patty Orban to present the board the P&L sheet, balance sheet, and open invoice reports.

IV. Treasurer's Report - Patti Orban – Patti presented the "year-to-date" 2009 P & L and Balance Sheet. All areas of normal expenses are under 2009 budget, but excess funds now offsetting bad debt. New projects have to be reconsidered, pending existing budget cuts, collectable bad debt, and prompt payment of past and future assessment fees.

V. Committee Reports

- a. **Architectural Review** – Mario Conte – Final plans submitted and approved for Lot 34, garage addition. All guide lines met per HOA.
- b. **Landscape**- Ted Matuszewski- Lot 77 and Lot 10 front exterior landscaping cleaned up by HOA / landscapers to maintain appearance. The lots in foreclosure mowed as needed.
- c. **Communications** – Curt Aigner -The previous meeting minutes and miscellaneous up-dates posted to web site.
- d. **Roads** – Mark Sopi- The roads crack sealing is scheduled for end of month October, early November. The cost estimated in the 3000.00 range. The 2009/2010 snow removal contract was reviewed and approved for Kozak Landscaping. The pond culverts have pulled apart and will need repair in the spring. Mark and Mario will inspect and gather estimates. The board also discussed the overall road condition with possible seal coating next year funds permitting.
- e. **Ponds** – Jennifer Donatelli- The north and middle pond aerators to be removed in November. Estimates to be gathered for three pond aerators and electrical wiring for spring installation at the south pond.

VI: Old Business: Stop signs at Magnolia/Forsythia scheduled to be installed early November. Style, costs, installation, are all Village approved. Costs covered thru insurance claim and Lot 106.

VII: New Business: A motion was made and passed to keep 2010 Annual Dues/Assessment fee at \$660.00. Invoices to be mailed January 2010. This will give the HOA a better outlook after the first quarter by judging what's paid/not paid by then. Late fees and lien notices will be strictly enforced. Increase bad debit line item by 8000.00 in order to budget 2010 expenses. Board members discussed 2010 budget in each area of expense. Preliminary budget revised, final to be discussed at next meeting. Next meeting date set for 1/18/2010 availability for Village Hall will be checked.

VIII: ADJOURNMENT: Bob Reed closed the meeting at 9:00pm.

Minutes submitted by: Curt Aigner