

Woods of Wayne Homeowners' Association

Board of Directors Meeting Minutes

July 17, 2017

I. Call to Order

Bob Reed called to order the regular meeting of the Woods of Wayne Homeowners' Association Board of Directors on Monday, May 27nd at 6:10 pm. The meeting was held at Coldwell Banker, 2690 E Main Street, St. Charles, IL.

II. Roll Call

The following Board Members were present:

Bob Reed
Marianne Pope
Mark Soppi
Todd Ernest
Curt Aigner
John Essmann
Jennifer Donatelli
Dan Mastropieri
Patti Orban
(Quorum)

The following Board Members were absent:

Tony Varriale
Roger Orban
Arnie Hetzel

III. Approval of Prior Meeting Minutes

A motion was made and passed to approve the prior meeting minutes from May 2nd, 2017.

III. Treasurer's Report

Patti Orban presented the current status of financials. Collections are down to 3 lots unpaid. One of the three has promised payment upon receipt of updated invoice. The others will be assessed late fees. We are still holding bond funds from new construction. All expenditures are within budget.

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IV. Committee Reports

Architectural Review – There was discussion as to the status of some construction projects as well as bond requirements. This was of particular concern as one affected maintenance on the roads. It was determined that the committee would notify the entire board of any approved projects and their status.

Communications – Todd Ernest and Jennifer Donatelli will take control of our web site. There has been some delay in getting proper access from the previous administrator. Plans are for an extensive update.

Landscaping – Removal of a dead tree by North pond will be completed. Proposals for maintenance work of culverts on North pond were reviewed. It was decided to perform minimal maintenance to the culvert and bids will be solicited.

Roads – The status of road repair will be reviewed. Any potential areas that need examination should be forwarded to Mark Soppi. The repairs will be scheduled after inspection of all problems and completion of pool project.

Ponds – New aerators have been replaced in the middle pond.

V: Old Business

1. Comcast service still pending.
2. Roger Orban and Arnie Hetzel will propose guidelines for requiring solicitation of competitive bids and contract renewals.
3. Action on move from U46 to 303 will be investigated.

VI: New Business

Ten members who have yet to switch refuse carriers will be contacted by directors.

A CCR enforcement policy and a fine schedule were submitted by Mariane Pope. Additionally, a report form will be designed and added to our new web site. Adjacent HOAs will be contacted to review their policies.

VII: Election of New Officers

The following directors were elected as officers and committees chairs:

President – Todd Ernest

Vice Presiden – Roger Orban

Secretary – Bob Reed

Treasurer – Patti Orban

Architectural Review – Arnie Hetzel and John Essmann

Communication – Todd Ernest and Jennifer Donatelli

Landscape – Marianne Pope and Dan Mastropieri

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Roads – Mark Soppi

Ponds – Jennifer Donatelli

Violations – Curt Aigner and Tony Varriale

VIII: Adjournment

Todd Ernest closed the meeting at approximately 8:00 pm.

Minutes submitted by: Bob Reed