

Woods of Wayne Homeowners' Association

Board of Directors Meeting Minutes

April 22, 2015

I. Call to Order

Joe Franzese called to order the regular meeting of the Woods of Wayne Homeowners' Association Board of Directors on Wednesday, April 22nd at 7:13 pm. The meeting was held at Marianne Pope's home.

II. Roll Call & Approval of Prior Meeting Minutes

The following Board Members were present:

Bob Reed
Dan Gravina
Dan Mastropieri
Jennifer Donatelli
Joe Franzese
Marianne Pope
Mark Soppi
Roger Orban
Todd Ernest
Patti Orban (ex officio Treasurer)
Steve Joyaux (Attended late)
(Quorum)

The following Board Members were absent:

Scott Berndt

A motion was made and passed to approve the prior meeting minutes from March 7th, 2015

III. President's Report

No Report

IV. Treasurer's Report

Patti Orban presented the 2015 year-to-date "Profit & Loss Budget vs. Actuals" Report and the current "Balance Sheet" Report. There was further discussion on the requirement for independent audit. Joe Franzese and Patti Orban presented bids for an Audit.

It was agreed by the Board to move forward with selecting auditor to audit our Financials for the last two years

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V. Committee Reports

Architectural Review – Mike Wrobel's construction plans for Lotare under review. There was a concern that the most current architectural review package is not available on our website. This need to be confirmed. Action for Roger Orban and Todd Ernest

Communications – It was requested that an update presentation on the real estate tax situation be developed slides for the Annual Meeting. Action for Roger Orban

Landscaping – There was discussion and review changes that need to be made to the lights and rearrangement of the bushes in the front entranceways. Marianne Pope will solicit bids for the work required. There was discussion on the responsibility for drainage swale rocks to prevent erosion and drainage into the ponds from private property. It was decided that it is the Homeowners Association obligation to maintain proper drainage in the culverts. This project has been approved by all board members and is being scheduled to be completed at the South Pond.

Roads – Continued discussion on the path forward for maintenance and upkeep of Subdivision Roads. Joe Franzese presented the updated quotation for the Sealmaster coating process from Rose paving – cost \$68,000. Dan Mastropieri reviewed the "Hot Re-rolling" process– cost \$210,000. There was general discussion on the funding of this project, depending on direction taken.

Decision was made to present to the homeowner's at the Annual Meeting and ask for an advisory vote (non-binding). A letter is to be sent to all homeowners discussing the options and costs, as well as a request for their attendance at the Annual Meeting. Both Sealmaster and Gallagher will be invited to present at Annual Meeting.

Also discussed - any road work should take place after Wrobel's construction is well underway so as not to impact/damage any new road improvements.

Ponds – Bubblers are up and running in all ponds

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VII: Old Business

There was continued Board discussion on the replacement of speed and stop signs. Arnie Hetzel will be contacted to determine the original vendor for the existing decorative posts so that all replacement posts will match. This project will be dependent on next steps on the road improvement project.

General discussion and planning for the Annual Homeowner meeting.

VIII: New Business

Bob Reed presented information on proxy voting at Directors meetings. According to The Illinois Common Community Act, proxy voting is not allowed.

General discussion and planning for the upcoming Board of Directors election.

IX: Adjournment

Joe Franzese closed the meeting at approximately 10:20 pm.

Minutes submitted by: Roger Orban