

Woods of Wayne Homeowners' Association

Board Meeting Minutes 1/18/2010

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 Wayne Village Hall.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approved prior meeting minutes from 10/26/2009.

The following persons were present:

Bob Reed, Mark Soppi, Curt Aigner, Marianne Pope, Jennifer Donatelli, Patti Orban, Jeff McCall, Roger Orban, Ted Matuszewski, Steve Joyaux,

The following persons were absent :

Jay Beaton, Mario Conte

III. President's Report – Bob Reed – Bob asked Patty Orban to present the board the end of year P&L sheet, balance sheet, 2010 budget and open invoice reports.

IV. Treasurer's Report - Patti Orban – Patti presented the end of year 2009 P & L sheet, balance sheet and proposed 2010 budget. All board members reviewed and discussed each area of concern and revised and approved the 2010 budget. All 2009 un-used allocated funds accrued into the roads and an additional 1500.00 for attorney fees for 2010. New projects will be reconsidered in the spring, pending existing budget cuts, collectable bad debt, and prompt payment of past and future collected assessment fees. Accounts receivable is at 17418.00 which are comprised of annual dues, misc fees, and late charges unpaid by homeowners as of 1/10. The board members also discussed the final financial information packet to be sent to all homeowners. The 2010 annual dues invoice will be mailed by the end of the month. Two past due accounts paid in full by new homeowners lenders, not previous owners. Board discussed this as a possible way to recoup assessments left by previous owners without putting the burden on the new home owner from the HOA release letter.

V. Committee Reports

- a. **Architectural Review** – Steve Joyaux – Nothing to report.
- b. **Landscape**- Marianne Pope. Mountain Ash entry way on hold till we can collect more of the outstanding past due funds from homeowners. Magnolia entry way stone needs cleaning and seal coated. Magnolia entryway watering options discussed by either outside services or help from adjoining houses for water hook-up. Estimates to be collected and reviewed in spring.
- c. **Communications** – Curt Aigner -The previous meeting minutes and miscellaneous up-dates posted to web site.
- d. **Roads** – Mark Sopi- The pond culverts were inspected in November and will be re-inspected in the spring for costs to repair. Inlet grates were cleaned and should be maintained by landscapers in the fall and spring. This past months salting/plowing was fully discussed. Mark presented the facts and figures along with other homeowners' comments and observations from nearby sub-divisions. Too much snow to fast and sub-freezing temps made for difficult plowing this past month. Plowing budget was over 664.00 for 2009.
- e. **Ponds** – Jennifer Donatelli- Pond aerators removed for winter storage. South pond chemical treating in the spring for algae removal reviewed. Estimates to be gathered and discussed in spring along with the culvert repairs.

VI: Old Business: Foreclosure Homes: External front up-keep, mowing handled by HOA, as needed and billed to lot, homeowner, or bank. Board members discussed seeking additional attorney advice on up-dating liens and appropriate action to be taken on unpaid assessments. Also new information to be gathered and discussed at spring board meeting.

VII: New Business: The date of the Annual Homeowners meeting was discussed and finalized for 2/27/10 at National City Bank St. Charles 10:30am. No cost to homeowners. Three separate mailings for homeowners will be sent out within the month. First annual dues, second annual meeting and financial reports, and third nominees for 2010/11 board.

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

Minutes submitted by: Curt Aigner