

# ***Woods of Wayne Homeowners' Association***

## ***Board Meeting Minutes 8/24/2009***

### **I. Call to Order**

Roger Orban called to order the regular meeting of the Woods of Wayne Homeowners' Association Board Meeting at 7:30 P.M. on August 24th, 2009 at the Village of Wayne Meeting Room.

### **II. Roll Call & Approval of Prior Meeting Minutes**

Motion was made and passed to approved prior meeting minutes from 3/16/2009.

#### ***The following persons were present:***

Bob Reed  
Mark Soppi  
Curt Aigner  
Mario Conte  
Jennifer Donatelli  
Patti Orban  
Jeff Mc Call  
Roger Orban  
Ted Matuszewski  
Marianne Pope

#### ***The following persons were absent :***

Steve Joyaux  
Jay Beaton

**III. President's Report** – Roger Orban – Presently there are six , possibly two more additional homes under foreclosure or bankruptcy. Lot 97 foreclosed home was sold and the HOA was able to collect 3600.00 in past due assessments and maintenance fees that were overdue. His main concern is the up-keep on these other homes and how the board will handle these issues. The board will finalize a plan in the “Old Business” section of the meeting.

**IV. Treasurer's Report** - Patti Orban – Patti presented the “year-to-date” 2009 P & L and Balance Sheet. Patti also discussed each expense area with committee chairs to assure that all areas were current and within budget. The open invoice report also showed an 8000.00 increase since January, from non-payment of home owner's dues and fees. The HOA has now added late fees and additional charges per lot as needed for non-payment or up-keep. Past due invoices were sent out along with a follow-up phone call.

## **V. Committee Reports**

- a. **Architectural Review** – Mario Conte - .There were three plans submitted for one home addition, a screened porch and patio work. All approved per HOA guidelines. Mark Sopi questioned about adding a back yard shed. After a lengthy discussion with board members , it was agreed that with a 75% homeowner vote of YES it would be re-considered and the board would proceed with guidelines and rules.
- b. **Landscape**- Marianne Pope- The Mountain Ash entryway was re-mulched, trimmed and freshened upped. The Magnolia entry had a dead evergreen replaced. The north and middle ponds had the missing warning signs replaced due to bad winter winds. No charge to HOA .The pond and speed limit sign posts were painted early summer and repaired as needed. Currently Lots 9, 77, 93,114 are being mowed by the HOA as needed.
- c. **Communications** – Curt Aigner -The previous meeting minutes and miscellaneous up-dates posted to web site.
- d. **Roads** – Mark Sopi- The roads will have crack sealing and repair as needed in the fall. Board members agreed to a 3-4000.00 expense and also use the same company as last year to provide service. Board members also note that both entryway trees needed to be trimmed on Smith so when exiting oncoming traffic can be seen. If the township cannot trim these in a timely manner, Marianne will check with our landscaper if it can be done inexpensively or at no cost.

- e. **Ponds** – Jennifer Donatelli- No goose patrol during summer months to save costs. The fall will be reconsidered if there are a lot of regular geese present. The middle and south ponds water quality needs testing. Alternate companies for tests are being looked into for price comparison. This year's Pond expense's low compared to last year in order to save for aerators for south pond.

**VI: Old Business:** Stop signs at Magnolia and Forsythia discussed and finalized. Signs will be added east and west bound on Forsythia. Lot 106 , proposed a designer type fixtures to match subdivision's lamp posts. Board approved but can only allocated \$642.50. Home owner agreed to cover the difference and installation costs. New stop signs to be installed by November.

Board members discussed up-keep on vacant homes. A motion was made and passed to have HOA landscapers maintain vacant homes on an "as needed" per incident case with a landscaping committee phone call. Cost per lot not to exceed 250.00. Up-keep is only for street view not back yards.

Election results as follows for 2009-2010 Board of Directors:

#### Officers

- President - Bob Reed 630-483-0497 bob.reed@attnet.com
- Vice President - Roger Orban 630-372-7123 rorban@solidworks.com
- Secretary - Curt Aigner 630-484-1302 aigner@msn.com
- Treasurer - Patti Orban 630-372-7123 Fax: 630-483-2973

#### Directors

- Jay Beaton 630-372-2183 jaybeaton@sbcglobal.net
- Jennifer Donatelli 630-540-9767 jdonatelli@ncusd203.org
- Mario Conte 630-540-0167 mrerthmvr@aol.com
- Ted Matuszewski 630-830-8670 fftm110@sbcglobal.net
- Marianne Pope 630-289-7673 marianne@praxiscommunications.com
- Mark Soppi 630-639-9961 ms789@sbcglobal.net
- Steve Joyaux 630-830-7462 pattyjoyaux@jmi-associates.com
- Jeff Mc Call 630-830-0060 jeff.mccall@regus.com

## Committee Chairs

- Architectural Review – Mario Conte 630-540-0167 mrrerthmvr@aol.com / Steve Joyaux 630-830-7462 pattyjoyaux@jmi-associates.com
- Communications/Web Site - Curt Aigner 630-483-0422 aigner@msn.com
- Landscape - Marianne Pope 630-289-7673 marianne@praxiscommunications.com / Ted Matuszewski 630-830-8670 fftm110@sbcglobal.net
- Roads - Mark Soppi 630-213-9961 ms789@sbcglobal.net / Jay Beaton 630-372-2183 jaybeaton@sbcglobal.net
- Ponds - Jennifer Donatelli 630-540-9767 jdonatelli@ncusd203.org

**VII: Bob Reed closed the meeting at 9:00pm.**

**VIII: Minutes submitted by: Curt Aigner**