

Woods of Wayne Homeowners' Association

Board of Directors Meeting Minutes

January 15, 2018

I. Call to Order

Todd Ernest called to order the regular meeting of the Woods of Wayne Homeowners' Association Board of Directors on Monday, January 15th, 2018 at 6:05 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
Todd Ernest
Curt Aigner
Roger Orban
Patti Orban
Tony Varriale
Mark Soppi
John Essmann
Jennifer Donatelli
Dan Mastropieri

(Quorum)

The following Board Member was absent:

Arnie Hetzel

III. Approval of Prior Meeting Minutes

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

III. Treasurer's Report

Patti Orban presented the current status of financials. Collections are down to 1 lot unpaid. A review of 2017 expenditures showed we finished within budget. Annual member assessment to be held at \$660/year.

The 2018 budget was approved with the following changes:

- \$2000 to be budgeted for holiday decorating; by reducing \$1000 from misc and \$1000 from road repair.
- Increase common area improvements by \$2800 to \$3800; by reducing snow plowing \$2800.

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- Reduce Accrued "General Reserve-Unca" fund on the balance sheet to \$25,000 transferring the balance to Accrued "road Improvements" in anticipation of future road resurfacing.

IV. Committee Reports

Architectural Review – No report

Violations - Tony Varriale & Curt Aigner will begin to establish procedures for a process to report, follow-up as a board, and enforce our CCRs.

Communications –Our website is up and running. Email links for our board are active and working.

Landscaping –. Marianne Pope & Dan Mastropieri will solicit quotes to mulch the front entrances, add evergreens on Magnolia and replace dead tree on North Pond.

Roads – Street name signs will be inspected for possible replacement.

Ponds – The need for goose patrol will be evaluated and ordered as necessary.

V: Old Business

1. Comcast service was determined to be unattainable at this time.
2. Guidelines for requiring solicitation of competitive bids and contract renewals will be reviewed by Roger Orban, Tony Varriale, and Arnie Hetzel.
3. Remaining homeowners not switched to our preferred carrier will be reviewed. Members who have yet to convert will be contacted. The goal is to have one provider in an effort to minimize both wear on the roads and number of days garbage is placed out for collection. The Village of Wayne is also reviewing this subject.
4. Action on move from U46 to 303 will be investigated by Jennifer Donatelli.

VI: New Business

The general membership meeting to be scheduled for April 21st. Patti Orban will schedule a meeting room at St Andrew's Country Cub.

VII: Adjournment

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

Minutes submitted by: Bob Reed