

Woods of Wayne Homeowners' Association

Board of Directors Meeting Minutes

October 2, 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, October 2nd at 6:54 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
Arnie Hetzel
Patti Orban
(Quorum)

The following Board Members were absent:

Tony Varriale
Mark Soppi
John Essmann
Jennifer Donatelli
Dan Mastropieri

III. Approval of Prior Meeting Minutes

A motion was made and passed to approve the prior meeting minutes from July 17th, 2017.

III. Treasurer's Report

Patti Orban presented the current status of financials. Collections are down to 2 lots unpaid. One will be passed to the collection company. We are still holding bond funds from new construction. All expenditures are within budget.

Woods of Wayne Homeowners' Association

Board of Directors Meeting Minutes

October 2, 2017

IV. Committee Reports

Architectural Review – There was discussion as to the status of new home construction bond requirements. This was of particular concern as one affected maintenance on the roads. Arnie and Todd will schedule a final inspection and address road damage. The request for a garage addition on lot 25 will be referred to the village. Lot 14 has submitted plans for a fence. Arnie will approve and ask that it be screened with bushes in the front.

Communications – Todd Ernest and Jennifer Donatelli took control of our website. They are asking for feedback. There had been some delay in getting proper access from the previous administrator. Plans are for an extensive update.

Landscaping – Dead tree by North pond was removed.

Roads – The portion of road repair due to damage from construction on lot 114 will be reviewed.

Ponds – No report.

V: Old Business

1. Comcast service still pending.
2. Guidelines for requiring solicitation of competitive bids and contract renewals still pending.
3. Remaining homeowners not switched to our preferred carrier will be reviewed. It was determined that some had contracts not expiring until end of November. 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.
4. Maintenance work of culverts on North pond was completed. It was determined that the expense was the obligation of the HOA. Total expense was \$3900.
5. Discussion was held on setting policies and fine schedules for rule violations.

VI: New Business

None

VII: Adjournment

Todd Ernest closed the meeting at approximately 8:10 pm.

Woods of Wayne Homeowners' Association

Board of Directors Meeting Minutes

October 2, 2017

Minutes submitted by: Bob Reed