

Woods of Wayne Homeowners' Association

Board Meeting Minutes 3/16/2009

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 March 16th, 2009 at the Conte residence.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approve prior meeting minutes.

The following persons were present:

Bob Reed

Mark Soppi

Curt Aigner

Mario Conte

Jennifer Donatelli

Patty Orban

Jeff McCall

Steve Joyaux

Roger Orban

Jay Beaton

Marianne Pope

The following person was absent :

Ted Matuszewski

III. President's Report – Roger Orban – The present state of the economy and job market has also taken effect on Woods of Wayne. Presently there are

five, possibly six homes under foreclosure or bankruptcy. This directly impacts the amount of dues collected and also the expense of up-keep of vacant homes. It also decreases the revenue for current budgeted expenses to maintain common areas, ponds and roads. Roger proposed to discuss in "New Business" if the HOA could or should maintain these vacant properties. The HOA received from the insurance company for the damaged stop sign from the accident in the fall. A bid to install a replacement[s] from Kozak Landscaping was also received. Board Members to discuss traffic control signs in "Old Business".

IV. Treasurer's Report - Patti Orban – Patti presented the year-end final 2008 P & L and Balance Sheet and the 2009 budget report. The 2008 income tax report was completed and mailed. Discussed each expense area with committee chairs to assure each was within their allotted budget for 2009. All excess surplus of funds moved to the General Reserve. Copies of both reports will be sent out in the yearly packet to homeowners. All other expense areas are within budgeted amounts. All adjustments, corrections or addendums for 2009 budget that needed to be addressed were discussed and noted. The 2009 annual dues were sent out to homeowners with a note on mandatory payment by May 1st, or a payment plan set in place.

V. Committee Reports

- a. **Architectural Review** – Mario Conte - No new construction or exterior remodeling plans submitted. Various questions about playground equipment and play forts brought up if board approval was needed or not.
- b. **Landscape**- Marianne Pope- The Mountain Ash entryway will be re-mulched, trimmed and freshened. The Magnolia entryway will have cleanup and mulch cultivated only. The north and middle ponds missing warning signs replaced due to bad winter winds. No charge to HOA .The pond and speed limit sign posts to be painted early summer and repaired as needed. Entryway watering to continue as needed by assigned HOA teens. Lot mowing schedule revised also added additional cuttings.
- c. **Communications** – Curt Aigner -The previous meeting minutes and miscellaneous up-dates posted to web site. New web site proposal discussed and will be addressed at the end of year 2009 meeting pending budget allocation. Approximate first year start-up \$1200.00 and 800.00 thereafter.
- d. **Roads** – Mark Soppi- Winter 08/09 took a toll on our roads. The higher use of salt and plowing is causing the road to deteriorate faster than

usual. The roads will be re-inspected late summer for needed repairs, and crack filling. The snow plowing / salting expenses were discussed, and suggestions noted for improvement in certain areas.

- e. **Ponds** – Jennifer Donatelli- The North and Middle pond aerators removed and stored for winter. The water quality much improved on both ponds this year. The south pond would need to be tested in spring for water quality. An aerator should also be installed to curb algae growth. No chemicals or very little in south pond due to wetlands area. The Geese Patrol continues in spring, but late summer / fall would be re-considered. No increases in costs for 2009 season.

VI: Old Business: The board members discussed the replacement and placement of the damaged yield sign at Magnolia and Forsythia. Most were in agreement that there should be two signs posted in opposite directions. The board members decided that in everyone's best interest to contact Wayne Police Chief Callahan to determine the best placement along with following all rules and regulations set forth by IDOT. Roger will present the findings at next meeting or when available.

The Fannella judgment was discussed on how the HOA should proceed in recuperating our past due homeowners and attorneys fees in this case. Since no past payments received to HOA, foreclosure denied, and judgment against was passed, a motion as made and passed to negotiate attorney fees involved.

VII: New Business: Annual meeting date picked for Saturday April 18th or Saturday May 9th at National City Bank based upon meeting room availability. Board members to be contacted on exact date via e-mail . Homeowners contacted via yearly mail packet with annual due invoice, directory, and budget report.

Up-keep of vacant homes was discussed. Board members suggested these properties be mowed on an "as needed" schedule by contacting Marianne Pope. Mowing to be done by Connor Aigner for 30.00 per lot .

VIII: Adjournment: Roger Orban closed the meeting at 9:00pm.

IX: Minutes submitted by: Curt Aigner