

# Official Wellington Park HOA Meeting Minutes May 18, 2020

Location: Virtual Webex

Time: 6:00 pm

- A. Call To Order @ 6:02 PM
  - a. President-Nora Roehm
  - b. Vice President-Chris Franchi
  - c. Secretary - Bailey Barretto
  - d. Treasurer- Lynn Yanyo
  - e. Member at Large - Vince Penrose
- B. Pond Update
  - a. Pond riser leak
    - i. Pond committee looking to get a quote to fix leaking riser in pond 2
  - b. Pond Committee suggested changing pond maintenance company
    - i. Options:
      - 1. Triangle Pond (current from 2017) \$3748/year
      - 2. First Line \$5880
      - 3. Foster Lake \$6786
        - a. Will ask for their best prices
  - c. Lynn made a motion to remove Triangle Pond as Pond Maintenance company
    - i. Chris seconds
    - ii. All in favor
  - d. Chris made a motion to contract with First Line contingent on a 2 year contract term.
    - i. Vince seconds
    - ii. All in favor
  - e. Pond 1 trash (cleaning) rack (dredged)
    - i. Need to clean the silt and build up around the rack (\$1450) quote from First Line Stormwater co.
    - ii. Lynn made a motion to get work done
      - 1. Nora seconds
      - 2. All in favor
        - a. Chris will talk with Brian from First Line
  - f. Chris has neighborhood requests to put in a fountain on the pond
    - i. Chris will research costs
- C. Power wash monuments & Goose poop
  - a. Mutch doesn't do Goose Poop
    - i. Chris volunteered to clean the monuments

- D. Sign at back of neighborhood was requested
  - a. Chris will take this followup on research options
    - i. Where to put it
    - ii. What it should be made of
    - iii. What land will it be put on & who owns the land
- E. Unexpected expenses in 2020
  - a. Bathroom refresh by color spectrum \$3630.80
  - b. Pond 2 valve replacement by First Line Stormwater Solutions \$5165
  - c. Cleaning the Clubhouse \$345
  - d. Tree removals by R & L Tree Service \$1600
  - e. Total = \$10,740.80
- F. Upcoming Expenses
  - a. Pool:
    - i. 2 touchless soap dispensers \$185 + tax = \$370
    - ii. 2 Towel dispensers -still need a quote on
    - iii. 1 touchless hand sanitizer unit \$175 + tax
    - iv. Miscellaneous signs and cleaning products
  - b. Pond 2 riser leak- working on getting a quote to fix it
  - c. Pond 1 cleaning rack area
    - i. Between \$1200-\$1500
  - d. Covenants
    - i. \$15 a month for Hello Sign
      - 1. Bailey submitting expense for March, April, May= \$45.00
    - ii. Estimated total = \$3380
- G. Landscaping Company Search
  - a. Need a map of what needs to be done.
    - i. Vince can do an electronic version
- H. Codes on Clubhouse Door
  - a. Chris needs one, David & Donn's need to be removed
    - i. Nora will do
- I. Clubhouse Keys
  - a. Need back from Dave, Donn, Ruth
    - i. Lynn will ask Dave
- J. Real Estate Lawyer
  - a. Need lawyer for property around pond 3
  - b. Amy is talking to our current lawyer to see if they can do this
- K. Benedum easement issue
  - a. Town of Cary taking care of
  - b. Will need to remind resident to keep it green
- L. Opening Pool
  - a. Vince made a motion to not open the pool this weekend, Lynn seconded.
    - i. Chris votes no to this weekend, possibly Monday
    - ii. Bailey & Nora want a plan in place before deciding when to open
  - b. Date
    - i. We will work on a plan & meet again on 5/20/20 to decide
    - ii. We are waiting to find out a timeline of installment of sanitary items
  - c. Attendant
    - i. Pool contractor says COVID 19 enforcement is not their obligation

- d. Must have plan in place for pool to open
    - i. Capacity limit is 15% capacity which is 36 people at a time
    - ii. No chairs or limit chairs to 36
  - e. Chris volunteered to make signs for pool
  - f. We are taking responsibility for health & safety of pool
  - g. Tabling discussion for Wednesday
- M. Newsletter Ideas
- a. Driveway giveaway on 30th
  - b. Pool plan announcement
  - c. Beautification reminder
    - i. With helpful tips
    - ii. Think about it more, tabling it
- N. Covenant Votes
- a. Bailey sent out reminders on HelloSign
  - b. Bailey billing \$45
  - c. Bailey thumb through it and compare what we have
  - d. Chris volunteered to canvass
  - e. Send reminders weekly, put another blast on Facebook
    - i. Will cancel Hellosign on 31st
- O. Adjournment at 8:17pm