

Wellington Park

HOA Meeting Minutes

June 1, 2020

Location: WP Clubhouse
Time: 6:00 pm

A. Call To Order @ 6:02 PM

HOA BOARD

- President-Nora Roehm
- Vice President-Chris Franchi
- Secretary - Bailey Barretto (ABSENT)
- Treasurer- Lynn Yanyo
- Member at Large - Vince Penrose

B. POOL

1. Questions from homeowners about pool hours.

- a. Board decided to reinforce pool hours of 10 am-7pm during the interim COVID period to manage numbers and sanitation. Will reevaluate in July.
- b. Nora will send out notice to community & reinforce with Pool Pros to have residents leave at 7:00pm.
- c. Nora will ask Fred to lock the card system at 7:15pm.
- d. Chris will print up signs stating the pool hours & post them.

2. Pool security

- a. Fred & Donn have been working on the camera system & requested to be paid for their time.
- b. Board decided to inform them their work would be volunteer unless we hire them to do the work.
- c. Nora will ask them to write up a plan with materials needed and costs & present to the board for review
- d. Nora will follow up with the Cary Police Dept. to request patrolling the pool at night to ensure no trespassers

3. Violation Hearings

- a. Board decided to start back with in person violation hearings on Monday June 15, 2020 starting at 6:30pm.
- b. Nora will email Amy to ask her to send out hearing notices.

4. Community Garden

- a. A homeowner has expressed interest in creating a community garden and is investigating areas that can be used to plant it.
- b. Nora asked the homeowner to write up a proposal of the plan to present to the board for discussion.

5. Pond parcel acquisition

- a. Amy sent information on costs from our lawyer to acquire the parcels in the neighborhood owned by the Iglesia Pentecostal Church. Total costs are approximately \$1,000.
- b. Vince made a motion to move forward with the lawyers to acquire the land parcels owned by the Iglesia Pentecostal Church. Chris seconded the motion. All approved. Nora will inform Amy to inform the lawyer to move forward with the acquisition.
- c. Chris will follow up with the owners of the other 2 parcels of land around Pond 3 to transfer their land to the HOA.

6. HOA Finance reserves

- a. Board reviewed the amount of money we have in reserves and the needs of the neighborhoods.
- b. Vince will look at the 2017 reserve study and make a list of things we have done and what needs to be done before next year. Board will review at the next meeting.
- c. Discussed the need to inform the community of what the HOA dues are being spent on. Once we look at the things that need to be done in the neighborhood, we can send out an informational letter.

7. Sign at back of neighborhood

- a. Chris is still working on getting information.

8. Recycling pick up problem

- a. Recycling has not been picked up at the clubhouse. Nora called Town of Cary and they will make a note to pick it up this week. No one knew why it wasn't being picked up. Regular trash is being picked up.
9. **Tree maintenance** will occur in pond 3 & around the tennis courts on June 10 & 11, 2020 with R& L Tree Service which is owned by one of our homeowners.

10. Landscaping

- a. Mutch Landscaping Inc. sent us a new contract for the coming year with a \$408 increase in cost to \$27,900 per year.
- b. Board discussed getting new quotes from other companies. Mutch has not been maintaining the back of the dam on pond 1 behind the clubhouse.
- c. Nora will send Amy a map of the neighborhood to give to other landscaping companies for a quote to do maintenance.

11. Committee Reports:

Social Committee- Nothing done in May. Nothing planned right now. Trivia night cancelled.

Pool Committee- Work is being done on the cameras around the pool to maximize their performance. A new pool manager was assigned to our pool. Opening weekend of pool opening went well with most residents complying with new COVID rules. Pool Pros. Brought a hand sanitizing unit for the entrance area. Current first aid kit is old and needs replacing. There are still people hopping the fence at night and leaving garbage on the pool deck.

Pond Committee- The committee has submitted information on quotes received to clean our area around pond 1 trash rack & fix a leak in the riser on pond 3. The committee recommended changing pond maintenance companies to First Line Stormwater Solutions after obtaining 3 other quotes. The committee is reviewing an engineering report done in 2017 regarding the spillway on pond 1. They will get quotes for the cost to repair the spillway and present it to the board.

New Resident Committee- One family moved in 112 Kirkfield. They were given a welcome letter but no welcome bag due to COVID 19.

ARC committee- 2 requests for new siding. One request regarding tankless water heater & where to put it.

Tennis committee- No report submitted. No actions taken last month.