

Wellington Park HOA Board Meeting Minutes 7/12/2021

Location: Clubhouse

Time: 6:00pm

I. Call To Order

- A. President-Nora Roehm
- B. Vice Presidents- Bailey Barretto & Chris Franchi
- C. Secretary - Adam Powell
- D. Treasurer- Lynn Yanyo
- E. Member at Large - Richard Raymond
- F. Community Manager - Amy Johnson

II. Approval of last meeting's minutes

- A. Found here: [HOA Minutes 6/7/21](#)
 - i. Nora moves to approve Minutes from 6/7/21
 - 1. Lynn seconds motion
 - o All vote in favor

III. Mailbox Violation Hearings

- A. Internal Discussion
- B. Hearings
 - i. One homeowner present for hearing

IV. Pond Dredging

- A. See Committee Updates

V. Pool Maintenance

- A. Baby Pool Update
 - i. Fixed
 - ii. Will request pool company to place an open sign
- B. Pool Shed Termite damage
 - i. Rich in process of working on siding
- C. Pool Railing Painting
 - i. Replacement required
 - 1. Chris and Adam will replace

- D. Decking- Rotting boards
 - i. Amy hired a company to repair
 - ii. Discussion about replacement, tentative for next season

VI. Pavement Repair from Fiber Work

- A. Patrick Covil sent a message to the Town Streets Department; Will keep the board updated

VII. Thurston/Wellingborough Rezoning

- A. Discussion
 - i. Nora will send an email blast notifying residents how they can contact TOC and advocate against rezoning

VIII. Median Maintenance Updates

- A. Mulch quotes
 - i. ~\$125 for 4 yards delivered
 - 1. Nora motions to spend \$125 on mulch
 - o Adam seconds motion
 - i. All vote in favor
 - 2. Chris will notify when mulch is delivered and members can assist in spreading

IX. Street Parking Violations

- A. Proposed awareness campaign
 - i. Bailey to work on amendment to add to newsletter

X. Tennis Court

- A. Backboard Update
 - i. No updates
- B. Quotes for Pickleball lines
 - i. Chris to look into repainting lines
 - 1. No updates

XI. Wellington Wahoos Updates

- A. Discussion

XII. Neighborhood Volunteering Opportunities

- A. List of small projects around the neighborhood that homeowners can volunteer to help with, ie. weeding, painting, cleaning, pruning/cutting back overgrown areas

- i. Nora to put in the newsletter some volunteer opportunities
- ii. Bailey to discuss a “work day” with the social committee

XIII. Committee Reports/Updates

A. Pond Committee

- i. Average dredging cost estimated \$97,000 total for two ponds
- ii. Permits will be required by the Town of Cary, Dpt of Engineers, NCDEQ
- iii. Engineering Firm will oversee the project
 - 1. Two proposals pending (estimate \$20k for both ponds in 2020)
- iv. Timing- Suggestions are to begin ASAP. Rough timeline- spring or summer of next year
- v. Committee recommends hiring Engineering firm first prior to dredging company to get a better sense of the scope of work

B. Social Committee

- i. Violation questions on Facebook
 - 1. Discussion
 - o Committee will direct members with questions related to specific violations to the official board channels (email and website)
- ii. 80's night
 - 1. Karaoke; movie

C. New Homeowner Committee

- i. No new homeowners

D. Pool Committee

- i. No updates

E. ARC Committee

- i. No updates

F. Tennis Committee

- i. No updates

XIV. Old Business:

A. RV Storage Lot

- i. Weed control discussion
 - 1. Landscaping company will maintain
- ii. Discussion

B. Community Garden

- i. Discussion

C. Pool Membership request from non-HOA members

- i. Tabled

XV. Homeowner Forum

- A. Two homeowners present.
 - i. Rezoning discussion
 - ii. Hearing

XVI. Adjournment

- A. 7:45PM