

Wellington Park HOA Board Meeting Minutes 9/13/2021

Location: Clubhouse

Time: 6:00PM

I. Call To Order

- A. President-Nora Roehm
- B. Vice Presidents- Bailey Barretto
- C. Secretary - Adam Powell
- D. Member at Large - Richard Raymond
- E. Community Manager- Amy Johnson

II. Approval of last meeting's minutes

- A. Found here: [HOA Minutes 8/2/21](#)
 - i. Bailey makes a motion to approve the 8/2/21 HOA Minutes
 - 1. Adam seconds motion
 - o All vote in favor

III. August Financial Reports

- A. Overview/Discussion
 - i. Balance Sheet; Aug 2021

IV. Violations

- A. Overview/Discussion
 - i. August Violations

V. Budgetary Discussion/Votes

- A. 2022 Budget Overview
 - i. Discussion
 - ii. Tabled until all members are present to discuss
- B. Landscaping services contract renewal
 - i. Southern Garden 2021 updated pricing
 - 1. Nora makes a motion to accept renewed contract for Southern Garden at \$41,806.00 per year
 - o Richard seconds motion
 - i. All vote in favor; passes
- C. Deck Quotes
 - i. The Service Group, LLC Estimate

1. Discussion
 2. Amy to go back to vendors and request quotes for all decking at club house, pergola and pool for composite/vinyl decking as well as a shade solution for pergola
- D. Club House: Power washing / gutter cleaning
- i. Nora proposes estimate of \$400.00 to power-wash clubhouse and clean gutters
 1. Rich seconds motion
 - o All vote in favor; passes
- E. Pond Spending
- i. Valve Replacement
 1. Discussion
 2. Nora makes motion to spend \$8,350.00 for valve replacement on Forest Park Pond
 - o Richard seconds motion
 - i. All members vote in favor; passed
 - ii. Engineer for Dredging
 1. Discussion
 2. Nora makes motion based on recommendation from the pond committee to spend \$27,280.00 to pay for engineer for scope of work for Wellingborough Pond and Forest Park Pond
 - o Richard seconds motion
 - i. All members vote in favor; passed
 - iii. Dredging
 1. Discussion
- F. CD Account Expiration/renewal
- i. Amy to send out rates for October for board to review

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Discussion
 1. 2 proposals in consideration
- B. Social Committee
 - i. Discussion
- C. New Homeowner Committee
 - i. No new homeowners
 - ii. New welcome letter for renters
- D. ARC Committee
 - i. No updates
- E. Pool Committee
 - i. Discussion
- F. Tennis Committee

- i. Discussion
 - 1. Awaiting quotes for court repair
 - 2. Chris still planning on building backboard

VII. Median maintenance

- A. Discussion
- B. Proposal to start landscaping committee

VIII. Old Business

- A. Thurston/Wellingborough Rezoning
 - i. Discussion
- B. Street parking
 - i. Discussion
- C. RV storage lot
 - i. Discussion
- D. Community garden
 - i. Remove from future agendas
- E. Geese Control
 - i. Discussion

IX. Homeowner Forum

- A. No owners present

X. Adjournment

- A. Adjourned at 8:00PM