

Wellington Park HOA Board Meeting

Minutes 05/02/2022

Location: Clubhouse

Time: 6:07pm

I. Call To Order

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

II. Approval of last meeting's minutes

- A. Found here: [04/04/2022 Meeting Minutes](#)
 - i. Lynn moves to approve the minutes
 - 1. Rich seconds the motion
 - 2. All present members vote in favor
 - 3. April minutes pass

III. Old Business

- A. Pool Clubhouse Decking Renovation Progress
 - i. Decking expected to be complete prior to pool opening
- B. Clubhouse Wifi
 - i. Amy to institute Spectrum contract for upgraded wifi from 5mbps to 400mbps
- C. Pool Clubhouse Security/Surveillance System
 - i. Security system is up and running
- D. Clubhouse crawl space foundational repairs
 - i. ToC is requiring an engineer report to pull the permits
 - 1. Lynn makes a motion to hire least expensive engineer
 - o Rich seconds the motion
 - o All members present vote in favor
 - o Amy will hire engineer
- E. Neighborhood Sign at back entrance
 - i. 32 square feet maximum for sign space
 - 1. 42"H x 9'L max
 - ii. Discussion of uniform sign plan and application process

- iii. Chris to get updated quote on the foam sign and updated image of what it would look like.
 - iv. Once board decides on sign dimensions and design, application can be submitted to ToC
 - F. RV Lot lighting/security
 - i. Per correspondence with Fred and Dean, not feasible to add additional device/camera to our new system at the clubhouse.
 - ii. Adam to continue with developing lighting solution
 - G. Town of Cary Stormwater monitoring
 - i. ToC says sensors are being installed to monitor water level data in real time. Data is to be used for stormwater planning, floodplain improvements, and alerts.
 - ii. No additional gauges planned to be installed in our neighborhood.
 - iii. Stream and rain gauge dashboard:
<https://www.arcgis.com/apps/dashboards/e97c4377c5b948cc91e149d92d5d71a1>
 - H. 0 Wellingborough Land / Bashir Mohsen
 - i. Owner in process of surveying property

IV. New Business

A. ARC Process/Guidelines

- i. ARC request guidelines could be updated so that submitting online will be easier and require less back and forth
- ii. Amy to implement new system and update the board

B. 2022 Pool Rules Draft

- i. Prioritize most important items at the top
- ii. Change verbiage regarding “being asked to leave” to “responsibility” regarding monitoring
- iii. Take out part regarding \$500 fine and implement verbiage stating they would be responsible for cost of drainage/cleaning
- iv. Keep doors unlocked while pool is open
- v. Add information about emergency contacts
- vi. Lynn will draft and send out to board to review

C. Durington window violation

- i. Not discussed

V. Additional New Business

- A. No additional new business

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Surveys continue
 - ii. KBE will define scope of work and send it out for bid
- B. Social Committee
 - i. No additional updates
- C. New Homeowner Committee
 - i. No updates
- D. Pool Committee
 - i. Previously discussed; no additional updates
- E. Tennis Committee
 - i. No updates

VII. Homeowner Forum

- A. Homeowner discussed 0 Wellingborough property and discussion with owner
- B. Homeowner discussed daycare property financing

VIII. Adjournment

- A. Chris makes a motion to adjourn
 - i. Rich seconds the motion
 - ii. All vote in favor
 - iii. Meeting adjourned at 7:28pm