

Wellington Park HOA Board Meeting Minutes 08/01/2022

Location: Clubhouse

Time: 6:00PM

I. Call To Order:

- A. President - Nora Roehm
- B. Vice Presidents - Bailey Barretto; Chris Franchi
- C. Treasurer - Lynn Yanyo
 - i. Absent
- D. Secretary - Adam Powell
 - i. Absent
- E. Member at Large - Richard Raymond
- F. Community Manager- Emily Northrup

II. Approval of last meeting's minutes

- A. Found here: [07/11/2022](#)
 - i. Nora makes a motion to pass the July 11th meeting minutes, Rich seconds.
 - ii. All in favor.

III. Old Business

- A. Pool Fence security issues
 - i. Installed finale caps on the gate area near entrance to deter fence jumping
 - ii. Sebastian installing a soft close on the gate
- B. Pool door to clubhouse lock
 - i. Metal plate has been put on door jam of office
 - ii. Internal clubhouse door-we have purchased another deadbolt lock to be installed
- C. Clubhouse crawl space foundational repairs / Engineer
 - i. Emily getting at least one more quote
- D. Neighborhood Sign at back entrance
 - i. Nora makes a motion to table this discussion until the full board is present. Rich seconds.
- E. Fallen tree in big pond
 - i. Amy gave the homeowner sixty days to remove her part of the tree. (August 23rd) If we did not hear from her by then, she will then have a hearing at the September meeting.

1. Homeowner is still refusing.
 2. Mr Bashir is also partially responsible.
- F. TOCPD Clubhouse Break-in Investigation
 - i. No updates as of this week
- G. Baby Pool broken motor
 - i. Bailey sending out survey to community this week for feedback on what to do with baby pool
- H. Additional camera in front of clubhouse to view parking lot and clubhouse entrance
 - i. Received a quote from Vector for additional camera
 1. Had a few questions for them that we haven't received back yet
- I. All Committee Charters
 - i. Will be shared on google docs for comments on about.
 - ii. Please review prior to the next meeting and input comments with the goal of passing these for the next meeting. Can host final PDF's on our website for reference.
 1. Bailey will resend these out in a concise email to everyone

IV. New Business

- A. 2023 Budget
 - i. Emily will take a swing at the budget for our approval
 - ii. We will need to discuss as a board for what we want to do as we have several large expenditures upcoming
- B. Southern Garden Landscaping contract renewal
 - i. Bailey makes a motion to approve the quote for the 2023 contract year. Rich seconds.
 - ii. All in favor.
- C. Landscaping Committee
 - i. Chris will chair committee
 - ii. Two homeowners joining: Zac Acaro & Susan McCord
- D. Pool usage during clubhouse rentals
 - i. Chris will make a sign that says "No wet clothing in clubhouse" and "Restrooms"
- E. Proposal to add ARC committee to committee reports (previously removed)
 - i. Added

V. Additional New Business

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Still waiting on Kris Bass to return their report and findings
 - ii. The riser hole on big pond is getting worse and sediment is getting worse by street

1. Will be addressed with dredging
 - iii. Beavers were spotted in the pond
- B. Social Committee
 - i. Back to school meet & greet on August 20th
 - ii. Doing another cocktail crawl around halloween time
 1. Date is Saturday October 22nd
 - iii. Doing haunted trail for kids
 1. Date is Saturday October 29th at 6:30 PM
- C. New Homeowner Committee
 - i. One new homeowner moved in
- D. Pool Committee
 - i. Chris put skid resistant tape on stairs
 - ii. Bailey makes a motion to put door code on door. Rich seconds. All in favor.
 1. Chris will post door code on door to alleviate pain points from homeowner
- E. Tennis Committee
 - i. Bailey researching disc golf goals for garden area
- F. Landscape Committee
 - i. Met and formed this evening. Members consist of: Chris Franchi, Susan McCord, Zac Arcaro
- G. ARC Committee
 - i. 1 architecture request was submitted and approved during month of July

VII. Homeowner Forum

VIII. Adjournment