

Wellington Park HOA Board Meeting Minutes 09/12/2022

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:05PM

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

II. Approval of last meeting's minutes

- A. Found here: [08/01/22](#)
 - i. Nora makes motion to approve minutes
 - ii. Bailey seconds the motion
 - iii. All members vote in favor of passing meeting minutes

III. Old Business

- A. TOCPD Clubhouse Break-in Investigation
 - i. Based on the information provided to the board by the Cary PD, the board maintained the position to press charges against the individuals identified by the Cary PD involved with the clubhouse break-in.
- B. Pool security
 - i. Additional camera request
 - 1. In-process, pending response from Vector
- C. Baby Pool broken motor
 - i. Neighborhood Survey:
 - 1. Mixed results in survey with no majority favoring a specific solution
 - ii. Pool committee getting cost estimates for decking over the area
 - iii. Board planning additional survey in Feb 2023 for the next pool season. Three potential options with cost estimates:
 - 1. Do nothing
 - 2. Fix the pump (continuing)
 - 3. Build deck space in the area w/ picnic tables
- D. Clubhouse crawl space foundational repairs / Engineer

- i. Waiting on additional quote
 - ii. Will discuss with the budget in October
- E. Fallen tree in big pond
 - i. Has not yet been removed
 - ii. Nora to ask Emily to follow up follow-up with the homeowner
 - iii. Nora responding to Mr. Mohsen regarding the portion of the tree on his property

IV. New Business

- A. 2023 Budget Discussion
 - i. Emily to bring draft budget in October meeting
- B. Committee Charter Review
 - i. Charters will be distributed to the individual committees for them to review; reviewed committee charters will be returned to the board for a vote in October
- C. Homeowner request for neighborhood resource list
 - i. Social committee to review potential of creating a shared document with the Facebook group for referrals
- D. Homeowner request for painting house # on curb
 - i. Nora to respond to the homeowner
- E. Community “little library”
 - i. Bailey makes motion to purchase Little Free Library Kit from the non profit (littlefreelibrary.org) and install at the small pond with a budget of \$300.00
 - 1. Lynn seconds the motion
 - 2. All members vote in favor
- F. Geese Chasers
 - i. Geese have been back. Geese Chasers have not yet been contacted.
 - ii. Quote from Geese Chasers
 - 1. 8 weeks for \$2,120.00
 - iii. Board will wait for one week to see if the geese stay put, then vote on having Geese Chasers return
- G. Disabled vehicle on FPW
 - i. Vehicle is still on the street, no response from Cary PD
- H. Excessive speeding on FPW between Benedum & Catherwood; TOC involvement
 - i. <https://www.townofcary.org/services-publications/traffic/traffic-calming>
 - ii. Board has already submit application request
 - iii. Adam will get with Fred for timeline and follow up

V. Additional New Business

- A. Extending Pool closing
 - i. Adam makes a motion to extend pool closing by 1 week (September 25th) for the cost of \$300.00 with Pinnacle

1. Lynn seconds the motion
2. All members vote in favor

VI. Committee Reports/Updates

- A. Pond Committee
 - i. Committee still working with Kris Bass engineering; pending response
- B. Social Committee
 - i. Boo-the-hood will start in October
 - ii. Neighborhood yardsale 10/8
 - iii. Fall cocktail crawl 10/21
 - iv. Haunted trail 10/28
 - v. Community clean-up in November
- C. New Homeowner Committee
 - i. No report for August
- D. Pool Committee
 - i. Pool Extension
 - ii. Committee reviewing charter
 - iii. Committee will put a sign-up regarding hot decking
 - iv. Pool committee will recommend continuing with no attendant for next year
- E. Tennis Committee
 - i. No updates
- F. Landscape Committee
 - i. Postponed until October
- G. ARC Committee
 - i. Adam will review number of ARC requests for minutes

VII. Homeowner Forum

- A. Question regarding lake dredging
- B. Question on solicitation in neighborhood
- C. Question regarding overnight parking

VIII. Adjournment

- A. Meeting adjourned at 7:43PM