

# Wellington Park HOA Board Meeting

## Minutes 4/3/23

Location: Clubhouse

Time: 6:00PM

### I. Call To Order: 6:10

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

### II. Approval of last meeting's minutes

- A. Found here: [03/06/2023](#)
  - i. Nora makes a motion to pass the March Minutes
  - ii. Bailey seconds the motion
  - iii. All present members vote in favor

### III. Old Business

- A. Clubhouse crawl space foundation and Women's bathroom repair
  - i. UnderTheHouse- 2 more weeks in finishing repairs
  - ii. Engineer will sign off on everything and send to the city for finalization
  - iii. Next week- trim, bathroom stalls, toilets, and painting
- B. Club House roof and Tennis Court storm damage
  - i. Repairs to start Thursday/Friday of this week (Precision Roofing)
- C. 2nd pool gate
  - i. Attivo- hired to install the new gate at the rear/deck

### IV. New Business

- A. CD Discussion
  - i. Emily to look at CDs and see when they matured.
    - 1. Board to decide on reinvestment upon Emily's report
- B. Neighbor Issue
  - i. Board discussed dispute between two neighbors
- C. Baby Pool Fence

- i. Community to help with clean up of iron fence between the baby pool and main pool
- D. TOC Traffic Calming Request
  - i. Town could not locate our previous traffic calming request; Adam to get with Fred and submit new request if the previous request has expired.
- E. Investment Property Discussion
  - i. Discussed potential problem of commercial investment in the surrounding area and our neighborhood.
  - ii. Adam will start investigating potential impact and bring proposals to the board

## **V. Additional New Business**

- A. Management Report
  - i. February packet most recent financials
  - ii. Violations:
    - 1. 19 violations; some repeats
  - iii. Delinquencies:
    - 1. 8 Delinquencies; \$2,272.54
    - 2. 5 intent to liens; liens set for May

## **VI. Committee Reports/Updates**

- A. Pond Committee
  - i. No reports for this month
- B. Social Committee
  - i. 40 families at the Easter Egg hunt
  - ii. April 29- Cocktail Crawl
- C. New Homeowner Committee
  - i. No new homeowners
- D. Pool Committee
  - i. No updates
- E. Tennis Committee
  - i. Windscreen has been fixed
- F. Landscape Committee
  - i. Volunteer day: April 15-16
- G. ARC Committee
  - i. No new requests

## **VII. Homeowner Forum:**

- A. 3 homeowners
  - i. Homeowners had a question regarding structures on neighbors property
  - ii. Homeowner had concern over tree growing into bike lane on intersection of Thurston and Wellingborough. HOA board to investigate.

**VIII. Adjournment: 7:45pm**