

Wellington Park HOA Board Meeting Minutes 5/1/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:11pm

- A. President - Nora Roehm
- 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- Emily Northrup

II. Approval of last meeting's minutes

- A. Found here: [04/03/2023](#)
 - i. Chris makes a motion to approve the meeting minutes
 - ii. Lynn seconds the motion
 - iii. All members vote in favor and the minutes pass

III. Old Business

- A. Clubhouse crawl space foundation and Women's bathroom repair
 - i. Bathrooms are completed; Build Right is coming to paint
 - ii. Pool company will powerwash the mats
 - iii. Crawl space repair is still in progress
- B. Club House roof repairs
 - i. Completed
- C. Emergency Pool Gate
 - i. Waiting on the permits from the TOC
- D. Rental Restrictions
 - i. Board further discussed rental restriction possibilities
 - ii. Board will start community engagement to inform and gauge interest in implementing restrictions into governing documents

IV. New Business

- A. Manager's Financial Reports
 - i. Emily presented last month's financials and the board discussed current assets and reserves.

B. CD Discussion

- i. Board discussed CD maturity and the options of reinvesting or placing funds in a different investment or savings account
 1. Nora makes a motion to take the matured CD funds and reinvest into the current savings account with Pacific Western
 - Lynn seconds the motion
 - All members vote in favor; motion passes
 2. Manager will look into interest rates at other institutions to see if funds can be moved to an account with a higher interest rate

C. Pond Maintenance Quotes

- i. Triangle Pond: \$5,760 annual
- ii. Foster Lake & Pond Management: \$6,900 annual
- iii. Board decided to move forward with Triangle Pond for pond maintenance/management. Emily to send formal quote to sign

D. Pool prep for 2023 season

- i. Baby Pool clean-up
 1. Fence has been sanded/painted
 2. Nora had an idea of making the area more inviting, encouraging people to use the area to socialize
- ii. New tables/chairs
 1. Board will ask pool committee if new tables/chairs will be needed
- iii. Power washing the pool deck
 1. Emily to get quotes for power washing the pool deck, sidewalk, and baby pool area

E. Contract discussion with Sentry

- i. Discussed with Emily upcoming contract renewal
- ii. Emily to start an email for specific questions to contract manager; possibly will set up a call to discuss

V. Additional New Business

A. Communicating Financials to Community

- i. Homeowner Sterling Porter (CPA) met with board to discuss possible ways the board can help communicate financials to the community
- ii. Footnotes on the financial summary to explain policy/funding changes in a way that's more transparent and easy to understand
- iii. Summary will be sent out mid year (July/August) to align with the start of the dredging project

VI. Committee Reports/Updates

A. Pond Committee

- i. Pond committee is meeting with the TOC and dredging company May 9 to go over the full scope of work and timelines. Board will send out notice to homeowners once finalized
- B. Social Committee
 - i. Cocktail crawl was a success- 5 hosts and 42 attending
- C. New Homeowner Committee
 - i. No new homeowners in April
- D. Pool Committee
 - i. Committee is preparing for the upcoming season
- E. Tennis Committee
 - i. No new updates
- F. Landscape Committee
 - i. April 15th median project was a success
 - ii. Committee getting pricing for mulch
 - iii. Committee is deciding what to do with the excess soil (may give it to the community garden)
- G. ARC Committee
 - i. No ARC requests

VII. Homeowner Forum:

- A. 3 Homeowners present
- B. Homeowner discussed desire to potentially hosting a "Repair Cafe" that would provide homeowners an opportunity to repair household items for free. Provided information to the board.

VIII. Adjournment: 7:48pm