

# Wellington Park HOA Board Meeting

## Minutes 7/10/23

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
- F. Community Manager- Emily Northrup (absent)

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

- A. Found here: [06/05/2023](#)
  - i. Bailey moves to approve June minutes
  - ii. Nora seconds the motion
  - iii. All members vote in favor

### III. Old Business

- A. Clubhouse crawl space foundation repair status
  - i. Board to review checklist of items and send to Under the House for any additional outstanding issues
    - 1. Completed
    - 2. Adam to paint the lattice under the deck to match existing material
- B. Additional pool gate
  - i. Adam to head the effort to stain the fence. New ETA end of July.
- C. Power washing pool deck:
  - i. Volunteer power washed the deck
- D. Pond Dredging Updates
  - i. As-built no-rise certification: discussed issue regarding cert
  - ii. Rain causing delays in draining
  - iii. Homeowner issue being resolved with the pond committee

### IV. New Business

- A. Board Member Turnover; appointment of new member
  - i. Bailey Barretto has resigned 7/10/23 from the board;

- ii. Nora makes a motion to appoint Sterling Porter to replace Bailey and finish out her term ending in March 2024
  - iii. Chris seconds the motion
    - 1. All members vote in favor; none opposed
    - 2. Motion passes, Sterling joins the board effective 7/10/202
- B. Sentry monthly financial report review
  - i. Emily absent- tabled until August meeting
- C. Sentry Contract Questions prior to finalizing
  - i. Waiting to hear back from Amy; discuss with Emily in August Meeting
- D. 2022 board Subpoena (Pool B&E)
  - i. Board discussed subpoenas related to the 2022 pool B&E case
- E. Glass incident at pool
  - i. Board discussed incident regarding glass incident at pool. Board identified the person who brought glass onto the pool deck and took appropriate action for next steps.
- F. Baby Pool Discussion
  - i. Committee recommends filling in the baby pool area to solid surface; make the area available for use
  - ii. Nora makes a motion to approve \$3,000 to fill in the baby pool with concrete; no other changes until next season
    - 1. Chris seconds the motion
    - 2. All members vote in favor; motion passes
- G. New Pond Maintenance company
  - i. Triangle Pond Management will start services on 7/24/23
- H. Homeowner request regarding speed limit in neighborhood
  - i. Board discussed concern from neighbor regarding speeding in the neighborhood & determined it is regulated by the Town of Cary and should be addressed by them.
- I. Homeowner request for Craft Bazaar in the fall
  - i. Board sent to social committee for review

**V. Additional New Business**

- i. No new business brought from board members

**VI. Committee Reports/Updates**

- A. Pond Committee
  - i. Dredging update provided in old business
- B. Social Committee
  - i. 4th of July parade was a great turnout!
  - ii. Next event: Dance party/lessons 7/28
  - iii. Next cocktail crawl: October tentative

- C. New Homeowner Committee
  - i. No new homeowners in July
- D. Pool Committee
  - i. Rich to join the pool committee
- E. Tennis Committee
  - i. Lessons ongoing
  - ii. Spring season generated \$989.00 in revenue!
- F. Landscape Committee
  - i. Continuing to be vigilant regarding litter
  - ii. Median maintenance ongoing
  - iii. Committee has been under budget for the year
- G. ARC Committee
  - i. No requests in June

**VII. Homeowner Forum:**

- A. Homeowner had concerns for the baby pool, liked the idea of a splashpad or covered eating area.
- B. Homeowner had concerned about the structural integrity with the pergola.
- C. Homeowner liked the idea of a pergola or sheltered area with the baby pool; stated the need for landscape liftering for area for swim.
- D. 117 catherwood homeowner requested clarification about an ARC request.
- E. Homeowner had question regarding adding more pickleball courts.
- F. Homeowner had a question regarding expanded use of RV lot, making it bigger.
- G. Homeowner had a question regarding the ponds.
- H. Homeowner had a question regarding slippage on the water slide; suggested non-slick sticker solution to prevent injuries and padding around the base of the slide (child fell off and broke her foot). Board to look at slide and review potential solutions.
- I. Homeowner had question regarding non-slip padding in bathroom.
- J. Homeowner had concern regarding glass at the pool; board provided an update.
- K. Homeowner had complaint about the cleanliness of the pool chairs

**VIII. Adjournment: 7:41pm**