

Wellington Park HOA Board Meeting

Minutes 8/7/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:05pm

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

II. Approval of last meeting's minutes

- A. Found here: [07/10/23](#)
 - i. Nora makes a motion to pass minutes
 - 1. Rich seconds the motion
 - 2. All members vote in favor

III. Old Business

- A. Pond Dredging Updates
 - i. Triangle Pond- Will pause contract applicable to single pond, and will restart the contract for the remaining ponds once the pond dredging is complete.

IV. New Business

- A. Budget Discussion
 - i. Board discussed with Emily the process for the budget meeting
 - ii. Board will review first draft, and send back to Emily. If any further discussion needs to occur, board will meet with Emily virtually
 - 1. Board discussed issues with committee budget allocations- will review for best way to allocate in next year's budget.
 - 2. Emily to send list of allocation codes for pool committee, landscaping committee, and social committee
 - iii. Target date: Mid October
- B. Pool furniture/equipment (tables, chairs, umbrellas)

- i. Board discussed increased use of the pool this year, creating extra wear on pool furniture
 - ii. Board decided to wait until next season to make decision on additional pool furniture.
 - C. Fence surrounding new pool patio area (formerly baby pool)
 - i. Board decided to wait until next season to make final decision about fence removal
 - D. Airbnb, short-term rental restrictions discussion
 - i. Emily to reach out to lawyer to review covenants on applicable restrictions related to single-family use or business/commercial use

V. Closed Session

- A. Rental Complaint

VI. Additional New Business

- A. Benedoom Discussion
 - i. Board discussed level of HOA/social committee involvement with the social committee
 - 1. Board to look into permitting and liability situations due to event on HOA property
- B. Treasurer tracking committee expenses
 - i. Board discussed new processes for recording and allocating expenditures of the committee- Treasurer is absent, will discuss further at next month's meeting
- C. Clubhouse passed final inspection

VII. Committee Reports/Updates

- A. Pond Committee
 - i. No updates
- B. Social Committee
 - i. Upcoming events:
 - 1. 9/24- Community clean-up day
 - 2. 10/27- Cocktail crawl
 - 3. 10/28- Haunted Woods
 - 4. 11/11- Potential craft fair / BBQ cook-off
 - 5. 11/4-5- Holiday pictures
- C. New Homeowner Committee
 - i. No new homeowners
- D. Pool Committee
 - i. Discussed above- furniture/fence
 - ii. Rich to put up additional fencing around pergola
- E. Tennis Committee

- i. No updates
- F. Landscape Committee
 - i. Replacing plants in the median
 - ii. Replacing lights at the monument signs
- G. ARC Committee
 - i. 2 requests in July- both approved

VIII. Homeowner Forum:

- A. One homeowner present
- B. Homeowner had questions about pond dredging

IX. Adjournment: 7:41PM