

Wellington Park HOA Board Meeting

Minutes 9/11/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:04pm

- 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
- G. Community Manager- Emily Northrup (absent)

II. Approval of last meeting's minutes

- A. Found here: [8/07/23](#)
 - i. Nora makes motion to pass August minutes
 - 1. Sterling seconds the motion
 - 2. All members vote to pass

III. Closed Session

- A. AirBnB issue
- B. Kirkfield Homeowner Issue

IV. Old Business

- A. BeneDoom Discussion- permitting/liability
 - i. Board discussed in August meeting looking into necessary permitting required for Halloween event on HOA property.
 - 1. Board decided to not make the event part of the social committee or official HOA event.
- B. Treasurer tracking of committee expenses
 - i. Board discussed new processes for recording and allocating expenditures of the committee in August meeting, but the Treasurer was absent.
 - 1. Treasurer not at September meeting, waiting for budget meeting to discuss.

V. New Business

- A. August Manager's Report
 - i. Requesting information from Emily regarding homeowners past due on assessments and if this is higher than usual for August. Board believes this may be due to the change in due notification process.
 - ii. Ask Emily about separation of committees and re-classing landscaping funds to social committee.
- B. 2024 Proposed Budget
 - i. Holding until Budget meeting
- C. Pool Closure 2023
 - i. Nora makes a motion to spend up to \$800 dollars to extend the pool opening to the 24th
 - 1. Adam seconds the motion
 - 2. All members vote in favor
- D. Pond Dredging Updates
 - i. Scott was present to give updates on the pond dredging:
 - 1. Committee is holding weekly dredging update meetings
 - 2. Wet conditions have slowed down progress
 - 3. Big pond is still draining, will have to wait for dryer conditions for
 - 4. Potential issue with no-rise certification. Committee working with engineer and TOC to see if certification can be waived.

VI. Additional New Business

- A. No new business

VII. Committee Reports/Updates

- A. Pond Committee
 - i. See above for dredging
- B. Social Committee
 - i. 9/24- Community clean-up day
 - ii. 10/27- Cocktail Crawl
 - iii. 10/28- BeneDOOM
 - iv. 11/4-5- Santa pictures
 - v. 11/11- Cook-off and Craft Fair
 - vi. December- holiday lights contest
- C. New Homeowner Committee
 - i. No updates
- D. Pool Committee
 - i. Working on brick repair by entry gate
 - ii. Working on leak from pump-house
- E. Tennis Committee
 - i. No updates

F. Landscape Committee

i. Will continue more projects in the fall as the heat lets up

G. ARC Committee

i. 3 requests

VIII. Homeowner Forum:

A. Three homeowners present

IX. Adjournment: 7:25pm