

Wellington Park HOA Board Meeting

Minutes 11/06/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:02pm

- A. President - Nora Roehm
- B. Vice President - Chris Franchi
- C. Treasurer - Lynn Yanyo
- 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 Previous Meeting Minutes

- A. Found here: [10/02/23](#)
 - i. Lynn makes a motion to pass the minutes
 - 1. Chris seconds the motion
 - o All members vote in favor
 - o October minutes pass

III. Executive Session (Closed)

- A. Violations
 - i. Board discussed outstanding violations
- B. Thurston/Wellingborough Property Discussion
 - i. Board discussed a proposed development at Thurston/Wellington property with the property owner.

IV. Old Business

- A. None

V. New Business

- A. October Managers Report
 - i. Did not receive- will discuss report next month
- B. Budget Meeting Discussion
 - i. Ratification of the budget: Ratification of the budget will be voted on during the Homeowner Forum in the December meeting

C. Community Library Theft

- i. Board discussed book theft at the community library. Discussed different ways to address the theft, including:
 - 1. Asking homeowners to mark books with “WP” and request local book sellers like Mr. Mikes to not purchase books with this mark
 - 2. Putting a trail cam in the vicinity to monitor
- ii. Board will put some information out in the newsletter to advise homeowners of best practices for the library.

D. Clubhouse Electrical Issue

- i. No updates; board will request Sentry to get quotes

E. Covenant Amendment Initiatives

- i. Board discussed committee to propose rental restrictions to the covenants. Committee plans on meeting prior to end of year.

VI. Additional New Business

- A. No additional new business

VII. Committee Reports/Updates

A. Pond Committee

- i. Blackwater has advised dredging project should be completed by the end of this week.
- ii. Board discussed possibility of placing a picnic table / stairs down to the base of the large pond.

B. Social Committee

- i. BBQ competition and Craft fair 11/11

C. New Homeowner Committee

- i. 1 new homeowner

D. Pool Committee

- i. New chairs and tables delivered

E. Tennis Committee

- i. Quote to redo tennis courts: \$175,500
 - 1. Includes resurfacing the courts, painting

F. Landscape Committee

- i. Quote to replace dead plants in the median: waiting until spring

G. ARC Committee

- i. 3 ARC requests- all approved

VIII. Homeowner Forum:

- A. No homeowners present

IX. Adjournment: 7:30pm

