

# Wellington Park HOA Board Meeting Minutes 10/02/23

Location: Clubhouse

Time: 6:00PM

## **I. Call To Order: 6:03pm**

- 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

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

- A. Found here: [9/11/23](#)
  - i. Nora makes a motion to approve the September meeting minutes
    - 1. Sterling seconds the motion
    - 2. All members vote in favor; motion passes

## **III. Closed Session**

- A. Wellingborough/Thurston Property
- B. Violations

## **IV. Old Business**

- A. Treasurer tracking of committee expenses
  - i. All committee budget items have been added to the 2024 budget
  - ii. Sentry to make sure the chart of accounts is correct for the upcoming budget.

## **V. New Business**

- A. September Manager's Report
  - i. Nora requesting Manager's report to be separate from the Pond report
- B. 2024 Proposed Budget Vote
  - i. Nora makes a motion to pass the 2024 Budget
    - 1. Lynn seconds the motion
    - 2. All members vote in favor
  - ii. Budget will be ratified in December meeting

- C. Pond Dredging Updates
  - i. Inspections ongoing
  - ii. Ground is saturated, dredging continues. Running on-time.

**VI. Additional New Business**

- A. No new business

**VII. Committee Reports/Updates**

- A. Pond Committee
  - i. See pond dredging updates
- B. Social Committee
  - i. 10/27- Cocktail Crawl
  - ii. 10/28- BeneDOOM
  - iii. October- Halloween decorating contest
  - iv. 11/4-5- Santa pictures
  - v. 11/11- Cook-off and Craft Fair
  - vi. December- holiday lights contest
- C. New Homeowner Committee
  - i. One new homeowner
- D. Pool Committee
  - i. Pool company will come to do final closing
- E. Tennis Committee
  - i. No updates
- F. Landscape Committee
  - i. Getting quote to replace the dying plants in the median
- G. ARC Committee
  - i. 1 Request in September

**VIII. Homeowner Forum:**

- A. 4 homeowners present in the HOA meeting
- B. Homeowner had concern of violation letter
  - i. Discussed with homeowner and agreed to meet at a later date

**IX. Adjournment:**

- A. Adjourned at **7:53pm**