

Wellington Park HOA Board Meeting

Minutes 12/4/23

Location: Clubhouse

Time: 6:00PM

I. Call To Order:

- 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 Previous Meeting Minutes

- A. Found here: [11/6/23](#)
 - i. Chris makes a motion to approve minutes
 - 1. Lynn seconds the motion
 - 2. All members vote to approve the November minutes

III. Executive Session (Closed)

- A. Violations
 - i. Board discussed outstanding violations
- B. October Managers Report
 - i. Discussion regarding storage fee allocation on the operating income report
 - 1. Sterling to follow-up with Emily
 - ii. One spot available in the storage lot. Board to request Emily to review waiting list.

IV. Old Business

- A. Clubhouse Electrical Issue
 - i. No update from Emily on quotes/estimates

V. New Business

- A. Pond dredging update
 - i. Board discussed final invoicing for pond dredging project. Pond committee and treasurer will verify with Emily that all invoicing is correct

- B. Budget Ratification
 - i. Vote to ratify the 2024 budget:
 - 1. All board members vote to ratify the 2024 budget.
- C. Geese Chasers
 - i. Since the pond has been refilled, Geese population has increased. Some homeowners have reached out regarding continuing Geese Chasers program
 - ii. Lynn will reach out to Geese Chasers and ask for advice
- D. Pool Expenses
 - i. Pump, strainer basket, and pump-lid: \$858.00
 - 1. Nora makes a motion to approve \$858.00 for the above expenses
 - o Adam seconds the motion
 - i. All members vote in favor; motion passes

VI. Additional New Business

- A. Area in front of the big pond (FPW): Public Access
 - i. Some homeowners have requested if we could put public access to the big pond on the HOA property from Forest Parkway down to the pond.
 - ii. Board discussed the significant expenses and liability consideration to build stairs from the street to the pond. Will continue to discuss to see if this is feasible.

VII. Committee Reports/Updates

- A. Pond Committee
 - i. No updates
- B. Social Committee
 - i. Holiday Lights Contest for December
 - ii. BBQ cookoff was a great success!
 - iii. Chili cookoff in January
- C. New Homeowner Committee
 - i. 2 new homeowners in October
- D. Pool Committee
 - i. Discussed electrical needs for the swim team
- E. Tennis Committee
 - i. Tennis and Pickleball lessons ongoing
- F. Landscape Committee
 - i. No updates
- G. ARC Committee
 - i. 1 request: Approved

VIII. Homeowner Forum:

- A. 4 Homeowners present

B. No issues brought to boards attention

IX. Adjournment: 7:25pm