

Wellington Park HOA Board Meeting

Minutes 1/8/24

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:10pm

- 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 Previous Meeting Minutes

- A. Found here: [12/04/2023](#)
 - i. Nora makes a motion to approve the minutes
 - 1. Chris seconds the motion
 - 2. All vote in favor, minutes pass

III. Executive Session (Closed)

- A. Violations
- B. Managers Report
 - i. Discuss "pending ROL" with Emily on the December report

IV. Old Business

- A. Clubhouse Electrical Issue
 - i. All fixed! All outlets working.

V. New Business

- A. Annual Meeting Prep
 - i. Board discussed open positions and agenda items for the annual meeting
 - ii. Discussed having the swim team meeting prior to the meeting
 - iii. Discussed having food truck, drinks, etc as incentive for quorum.
- B. Blood Connection

- i. The Blood Connection reached out to schedule a blood drive, Nora to send back dates available
 - ii. Voted to have the drive on May 22 from 2-7pm
- C. Swim Team Equipment Purchase
 - i. Adam to communicate purchasing options to the Swim Team for new timing and start system
- D. Secretary Laptop for Agenda/Minutes/Records
 - i. Adam makes a motion to purchase a laptop/chromebook up to \$350.00 for the WPHOA Board Secretary to keep and store all electronic documents related to the HOA as well as meeting agendas and minutes.
 - 1. Rich seconds motion
 - 2. All vote in favor, motion passes

VI. Additional New Business

- A. Discussion on Thurston/Wellingborough Property
 - i. Board reviewed new site plans for the property
- B. Storage lot
 - i. Rich to review lot spaces available vs space utilized (lots 2, 5, and 12)
 - ii. Code change: Rich to communicate storage lot code change with Emily

VII. Committee Reports/Updates

- A. Pond Committee
 - i. Triangle Pond is now managing all three ponds
- B. Social Committee
 - i. Chili cook-off: 1/27
 - ii. Poker Night: 2/24
- C. New Homeowner Committee
 - i. 3 new homeowners for December
- D. Pool Committee
 - i. Work completed for the pump basket
- E. Tennis Committee
 - i. No updates
- F. Landscape Committee
 - i. No updates
- G. ARC Committee
 - i. 1 Request

VIII. Homeowner Forum:

- A. No homeowners present

IX. Adjournment: 7:20pm