

Wellington Park HOA Board Meeting

Minutes 2/5/24

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:05pm

- 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: [01/08/2024](#)
 - i. Chris made motion to approve the meeting minutes
 - 1. Lynn second the motion
 - o All members approved, minutes pass

III. Executive Session (Closed)

- A. Manager's report / Violations
 - i. Discussed release of lien (ROL) with community manager
 - ii. Discussed manager report format and sending the full excel file in addition to the executive summary

IV. Old Business

- A. December Financials and Chart of Accounts
 - i. Discussed the chart of accounts and the possibility of utilizing reserve fund accounts to keep better track of future budgeting projects
 - ii. Discussed reserve study done in 2017 and using that as a guide for setting up chart of accounts for recurring expenses vs special projects
 - iii. Emily to get verification on the legality of moving funds out of reserves and allocating to other needs if necessary and to report back to the board
- B. Annual Meeting Prep
 - i. Sterling spoke with food-truck vendor, needs 100 people minimum to come out.

1. Board decided that we could not likely get 100 people, decided to look at doing some type of catering or desert bar instead.
- C. Board Laptop update
- i. Pending purchase

V. New Business

- A. Tennis Courts:
- i. Tennisbloc request to use courts
 1. Request to use the courts and the pool for summer camp
 - Emily to look into liability with opening the pool to non-members in this circumstance.
 - Board to discuss further after liability information is verified
 - ii. Grants for courts
 1. Nora and Sterling to discuss grant information and next steps
- B. Blood Connection Blood Drive
- i. Confirmed for May 22, 2-7pm at clubhouse
- C. Fishing in the ponds
- i. Board discussed the current restriction of no fishing on the front ponds and potentially opening that up on HOA property only.
 1. Board voted to leave current restriction in place out of concern for homeowners with private property surrounding those ponds. Fishing will remain allowed for residents on the pond behind the clubhouse
- D. Current Contract Reviews
- i. Lynn to look at previous contracts and report back
- E. Storage Lot Updates
- i. One lot is not paid, two have not responded with updated information.
- F. Piney Plains Development Plan
- i. Met with Wynnwood HOA members and discussed proposed development at 2006 Piney Plains Road

VI. Additional New Business

- A. None

VII. Committee Reports/Updates

- A. Pond Committee
- i. Still working on punch-list items with Backwater
- B. Social Committee
- i. Poker Party Night is in February
- C. New Homeowner Committee
- i. 2 New homeowners in December

- ii. Sentry has changed its packet to a postcard
- D. Pool Committee
 - i. Committee has found that some of the floats on the rope are failing. Will replace.
- E. Tennis Committee
 - i. Grant work in progress
- F. Landscape Committee
 - i. Replacing plants, adding mulch
- G. ARC Committee
 - i. 2 requests, all approved.

VIII. Homeowner Forum:

- A. 1 owner present

IX. Adjournment: 7:44pm