

Wellington Park HOA Board Meeting

Minutes 06/03/24

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:05pm

- A. President - Richard Raymond
- B. Vice President - Chris Franchi
- C. Treasurer - Sterling Porter
- D. Secretary - Adam Powell
- E. Member at Large - Nora Roehm (absent)
- F. Member at Large - Wil Mulligan
- G. Community Manager- Emily Northrup (absent)

II. Approval of Previous Meeting Minutes

- A. Found here: [05/06/24](#)
 - i. Rich makes a motion to approve the meeting minutes
 - 1. Chris seconds the motion
 - 2. All present members vote in present

III. Executive Session (Closed)

- A. Violations
 - i. Rich to send email to Emily to allow powerwashing related violations to resume
- B. Managers Packet Review
 - i. Sterling and Rich to discuss clarification with refund/rebate on storage lot
 - ii. Discussed the landscaping budget for May. The budgeted rate is not matching the charge amount. Chris to send an email to Emily regarding the discrepancy to see if the board can get some clarification on what our contracted monthly amount is.

IV. Old Business

- A. Townhome Development Updates
 - i. Wil to send out a survey with a deadline of 6/30 on options regarding HOA involvement in the new townhome development on Wellingborough. The board discussed the options and approved release to the community.

V. New Business

A. Reserve Study Progress

- i. Request for new reserve study: received a proposal Giles Flythe. They are estimating \$3,700 to do an updated reserve study (last study was done in 2017)
- ii. The reserve study would give transparency to the community in the long-term budgeting and growing reserves for necessary high-cost items.
- iii. The board discussed the potential of using the 2017 study and simply updating. However, a new study would allow a more accurate estimate of budgeting for future expenditures.
- iv. Cost for the reserve study was not budgeted for 2024. Sterling to discuss with Emily to see if this could be worked into this year's budget, so that the reserve study could be included in this year's annual meeting. If so, will bring to the board next month for a vote.

VI. Additional New Business

A. 2024 Pool Rules

- i. Discussed Fred's proposal for updated 2024 rules. Rich is going to work with Fred create a simplified rule list to post on the front gate and remove many of the other posted signs to make the rules more clear.

B. Clubhouse unlocked

- i. Clubhouse was left unlocked (sliders were open), discovered 06/02. Adam to discuss with Nora if she did a walkthrough.

VII. Committee Reports/Updates

A. Pond Committee

- i. No updates.

B. Social Committee

- i. Upcoming events posted in the newsletter
 - 1. Poker night
 - 2. Tennis and Pickleball lessons start 6/15
 - 3. Tennis Block camp 7/29-8/2 (neighborhood residents only)

C. New Homeowner Committee

- i. No updates

D. Pool Committee

- i. Rules being updated.
- ii. Swimteam started last week. Mock-meet is 6/8.

E. Tennis Committee

- i. Power-washing went very well. Pickleball lines were repainted.
- ii. Good turnout of players!

F. Landscape Committee

- i. Median maintenance is ongoing

- ii. Committee is looking for ideas from community on potential landscaping progress
 - iii. Committee has noticed a high amount of snakes this spring compared to other years. Snakes spotted near the community library, would like to advise the community to be cautious.
- G. ARC Committee
 - i. 1-2 requests were approved

VIII. Homeowner Forum:

- A. 3 Homeowners present
- B. Homeowner discussed concern that there are no lifeguards at the pool despite high population of kids. Would like a reminder to go out to parents to let them know there is no lifeguard on duty.
 - i. Sterling suggested looking into the cost of a lifeguard and if one is needed.
- C. Homeowner had a safety concern with the pool slide. Her child fell off and she is requesting adding more tread or additional safety measures to add.
- D. Homeowner requested contact information for Pinnacle be posted so that they can be contacted if there are issues
- E. Homeowner had a question about their keycard. Directed her to Fred to have her card reactivated

IX. Adjournment: 7:32pm