

# Wellington Park HOA Board Meeting

## Minutes 05/06/24

Location: Clubhouse

Time: 6:00PM

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

- A. President - Richard Raymond
- B. Vice President - Chris Franchi
- C. Treasurer - Sterling Porter
- D. Secretary - Adam Powell
- E. Member at Large - Nora Roehm
- F. Member at Large - Wil Mulligan
- G. Community Manager- Emily Northrup (Not present)

### **II. Approval of Previous Meeting Minutes**

- A. Found here: [04/08/24](#)
  - i. Adam makes a motion to pass the previous month's Minutes
    - 1. Sterling seconds the motion
    - 2. All members vote in favor

### **III. Executive Session (Closed)**

- A. Violations
  - i. Board discussed violations report from Sentry Management.
- B. Managers Packet Review
  - i. Board discussed the management packet from Sentry Management.
  - ii. Sterling noticed a discrepancy in the lawn service and Geese Chasers budget vs invoicing- will reach out to Emily to see why there is a discrepancy and report back if adjustments need to be made.
  - iii. Annual meeting expenses: Sterling to move some costs to social committee to meet budget
- C. 0 Wellingborough Property
  - i. Board discussed property owner posting no trespassing signs

### **IV. Old Business**

- A. Beaver Activity
  - i. 2 beavers were caught and removed
- B. TennisBloc

- i. Discussion regarding TennisBloc allowing camp with WP residents only. Nora outlined that TennisBloc is now requesting only WP resident children to be allowed access to the pool during summer camp.
  - 1. Nora makes a motion to allow TennisBlock to host Tennis camp with use of pool for WP children only.
    - o Adam seconds the motion
    - o All members vote in favor

## V. New Business

### A. Clubhouse pipe burst

- i. Chris stated that the proposal for repair is out. They do not know how deep the pipe is that has burst. There are significant variables in terms of cost. Quote is for \$2,681.
  - 1. Wil makes a motion to move forward with quote given
    - o Rich seconds the motion
    - o All members vote in favor

### B. Pond Issues

- i. Drain blockage in pond behind clubhouse
  - 1. Beaver activity is being addressed. Two have been caught, continuing to monitor.
  - 2. Pool maintenance company will clear the drain
- ii. New pond warning signs
  - 1. Chris made new warning signs for the ponds. Rich will replace old signs.

### C. Pool issues

- i. Pool opening
  - 1. Pool opening may need to be delayed for repair of water supply. Pool is scheduled to be open May 11th, but will be dependent on the inspection on the 8th.
  - 2. Board to send a message to the neighborhood regarding potential for delay for pool opening.
- ii. Pumphouse vandalism
  - 1. Rich and Fred repairing the vandalism written on the pumphouse
  - 2. Fred reported to Cary PD

### D. Cary PD Neighborhood Monitoring

- i. Board discussed the Cary PD monitoring car break ins in the neighborhood, placed a monitoring system at the entrance of the neighborhood in the roundabout. HOA was not given notice that this would be implemented.
- ii. Board to send notice to neighborhood advising additional questions to be directed to Cary PD.

### E. Reserve Study Progress

- i. Sterling put together a spreadsheet for the reserve study. Last study was done in 2017. Potential to budget for a new study next year in 2025. Estimates that the study would show around \$60k per year, which we are on track with. Reserve study would bring some transparency towards the budget.
- F. Community survey on Townhome development
  - i. Wil has drafted a survey to the community for feedback on engaging in an HOA agreement with the townhome development on Wellingborough regarding the following options. Wil will send this out soon.
    - 1. Facility Access fee
    - 2. HOA incorporation

## **VI. Additional New Business**

- A. WPHOA2020 Gmail Account
  - i. Discussed account delegation and how board members can access and review email from the community.

## **VII. Committee Reports/Updates**

- A. Pond Committee
  - i. No additional updates
- B. Social Committee
  - i. Poker night is 5/23, blood drive is on 5/22- Pyramid food truck will be in the parking lot 4-6:30
- C. New Homeowner Committee
  - i. 2 new homeowners in April
- D. Pool Committee
  - i. No additional updates
- E. Tennis Committee
  - i. No additional updates
- F. Landscape Committee
  - i. Planting flowers/shrubs in the median
- G. ARC Committee
  - i. 2 requests, all approved

## **VIII. Homeowner Forum:**

- A. 5 Homeowners present
- B. Homeowner had a question regarding the TennisBloc camp which was answered under Old Business discussion.

## **IX. Adjournment: 7:41pm**

