

Wellington Park HOA Board Meeting Minutes 07/08/24

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:09pm

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

II. Approval of Previous Meeting Minutes

- A. Found here: [06/03/24](#)
 - i. Chris makes a motion to approve the June minutes
 - ii. Wil seconds the motion
 - 1. All present members vote in favor

III. Executive Session (Closed)

- A. Violations
 - i. No new violations
- B. Managers Packet Review
 - i. Contract due end of July. New contract begins 8/1/24 with a standard increase of 5%
 - 1. Sentry has changed the meeting format to be virtual outside of standard business hours. Will continue to meet in person for the annual meeting.

IV. Old Business

- A. Townhome Development Updates
 - i. Results of the survey have been forwarded to the board: 68 total responses
 - 1. 67% favored HOA inclusion; 32% favored no engagement
 - 2. Enough engagement to move forward with a committee to funnel questions, feedback, progress updates, etc.
 - ii. Wil makes a motion to form a townhome exploration committee

1. Chris seconds the motion
 - All members present vote in favor. Motion passes.
 - iii. Nora will email interested homeowners and set up an initial meeting for the committee.
- B. RV lot discussion
- i. Issue with owner changing spot signage and taking larger spots, occupying multiple spots
 - ii. Emily and Rich discussed the possibility of limiting the number of spots one owner can have. Will draft new verbage for rules and send to the board for review/approval
 - iii. All of the signs and spots have been redesignated to be the same size

V. New Business

- A. Pond report:
- i. Still evidence of the beaver dam. It was removed but will re-evaluate activity on next month's report.
- B. Landscaping Contract
- i. Emily to obtain signed contract as current copy is not signed. Get estimate on adding mulching services (aprox \$1500)
- C. Financials:
- i. Emily working with Sterling on organizing the financials for the budget review.
- D. Reserve Study:
- i. Board will wait to make a decision on the reserve study when all members are present in the August meeting.
- E. Injury at Pool
- i. Pinnacle has reviewed the bathroom for safety. Chris will add signage stating to be cautious.

VI. Additional New Business

- A. Pool safety
- i. Several more instances of kids falling off the slide, jumping off the top of the slide. Board will look at making the slide safer, possibly looking at getting a replacement or new slide for future seasons.
 - ii. Roughhousing and inappropriate behavior reported.
 - iii. Instances of people staying in the pool after thunder.
 - iv. Board will explore possibility of adding a lifeguard.

VII. Committee Reports/Updates

- A. Pond Committee

- i. Previously discussed in new business
- B. Social Committee
 - i. No updates
- C. New Homeowner Committee
 - i. 2 new homeowners in May
- D. Pool Committee
 - i. Discussed all outstanding issues
- E. Tennis Committee
 - i. No new updates
- F. Landscape Committee
 - i. Discussed contract in new business
- G. ARC Committee
 - i. 1 request approved

VIII. Homeowner Forum:

- A. One home owner present.

IX. Adjournment: 7:36pm