

Wellington Park HOA Board

Meeting Minutes 08/05/24

Location: Clubhouse

Time: 6:00PM

1. **Call To Order: 6:05pm**
 1. President - Richard Raymond
 2. Vice President - Chris Franchi
 3. Treasurer - Sterling Porter
 4. Secretary - Adam Powell (absent)
 5. Member at Large - Nora Roehm
 6. Member at Large - Wil Mulligan
2. **Approval of Previous Meeting Minutes**
 1. Found here: *need to link to previous minutes document*
 1. Wil makes a motion to approve the July minutes
 2. Rich seconds the motion
 1. All present members vote in favor
3. **Executive Session (Closed)**
 1. Violations
 1. 1 new pool violation reported of improper key card usage. Board to monitor if violation causes further issues, at which point keycard access will be revoked.
 2. Reviewed Emily's violations report. Monitoring the carry-over violations until next month
 2. Managers Packet Review
 1. Dues Report
 1. Manager's Packet not yet delivered.
 3. Discussion of proposed Reserve Study
 1. Plan to budget for a third-party Reserve Study in early 2025.
 4. Shrub Issue
 1. Board recommends that Emily verify if home that is landscaping is out of compliance without an ARC request, and send them a notice to submit one if they are found to be out of compliance.
 5. Mulch Details in Landscaping contract
 1. Rich asks for a motion to leave mulch services out of the contract.
 1. All board members approve the motion.
4. **Old Business**
 1. Pond report:
 1. Monthly report not yet received. Board to assess packet for evidence of beaver presence.
 2. Landscaping Contract

1. Rich asks for a motion to leave mulch services out of the contract.
 1. All board members approve the motion.
3. Financials:
 1. Emily working with Sterling on organizing the financials for the budget review.
 2. Sterling to review ideas with the Board in September session.
4. Reserve Study:
 1. Board plans to budget for a new reserve study in 2025.
5. Injury at Pool
 1. Chris will add signage stating to be cautious
5. **New Business**
1. Diving Board Replacement
 1. Chris makes a motion to approve any cost up to \$2,500.
 1. All board members approve the motion.
6. **Additional New Business**
1. Clubhouse Refurbishment
 1. Nora will look into quotes for getting clubhouse carpeting replaced, as well as painted walls done.
 2. Chris will look into dehumidifier for Clubhouse.
7. **Committee Reports/Updates**
1. Pond Committee
 1. Manager's packet not yet delivered. Will review in September.
2. Social Committee
 1. Several events proposed for future
 1. Halloween Costume Contest
 2. Halloween Cocktail Crawl
 3. November Pasta-Making class
 4. November Craft Fair and Cooking Contest
 5. December Decorating contest
3. New Homeowner Committee
 1. Manager's Packet still outstanding
4. Pool Committee
 1. Discussed all outstanding issues
5. Tennis Committee
 1. No new updates
6. Landscape Committee
 1. No new updates
 2. Committee mulling over re-mulching the medians (one-time fee to Southern Gardens).
7. ARC Committee
 1. No new updates
8. Townhome Committee
 1. No new updates. Next meeting is August 17th.

8. **Homeowner Forum:**

1. Two home owner(s) present.
2. One new resident requested a homeowner's welcome packet.

9. **Adjournment: 7:18pm**