

# Wellington Park HOA Board Meeting Minutes 9/9/24

Location: Clubhouse

Time: 6:00PM

## **I. Call To Order: 6:02**

- A. President - Richard Raymond
- B. Vice President - Chris Franchi (absent)
- 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 (absent)

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

- A. Found here: [08/05/24](#)
  - i. Adam makes a motion to approve the August minutes
    - 1. Richard seconds the motion
    - 2. All members vote in favor; motion passes

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

- A. Violations
  - i. Board discussed outstanding violations
- B. Managers Packet Review
  - i. Discussed assessment balances on the balance sheet
  - ii. Discussed the possibility of changing reserve structure to one general reserve account and one account for emergency/repair. Board decided best to keep as is for now with general fund and fund specifically for pond
  - iii. Lawn service: Sterling to ask Emily if the new contract is in effect yet
  - iv. Lake waterway: Sterling to ask Emily why expenses were higher
  - v. Sterling to look at variance in the phone/internet service

## **IV. Old Business**

- A.

## **V. New Business**

- A. Reserve Study
  - i. Board discussed the reserve study and forecasting with focus on the tennis court resurfacing. It's estimated that a full resurfacing would cost between \$100,000 and \$150,000. We received a quote for repairs in 2021 for \$13,800- this includes removing area where the roots are located and backfill, adding lines to courts. This could potentially hold us over for 2-5 years while we build reserves to fund a full resurfacing. Nora will reach back out to receive an updated estimate.
- B. 2025 Budget
  - i. Board to discuss with Emily on proposed changes to the budget for keys and legal fees recovered.
  - ii. Will leave tree removal budget at \$1,000
  - iii. Increase the lake and waterway budget to \$7,000 due to extra expenses
  - iv. Will decrease the Pool equipment repair budget to \$4,000 and the misc pool expense to \$3,000.
- C. Clubhouse Carpet Quotes
  - i. 4 estimates for the carpet replacement:
    - 1. All vendors recommend the nylon for longer lasting, more durability
    - 2. Prices varied from \$3-5k
    - 3. Contract Carpet Outlet: \$3,036 for nylon, \$2,698 for PET.
    - 4. Board agreed to use Contract Carpet Outlet and use the nylon option, use saved funds in the budget for new drapes and paint
- D. Vote on extra pond expenses (debris removal and fall fish stocking)
  - i. Triangle Pond quoted \$650 for debris removal
  - ii. Triangle Pond quoted \$415 for fish restocking
  - iii. Rich makes motion to approve the expenses
    - 1. Wil seconds the motion
    - 2. All members vote in favor; motion passes
- E. ToC council meeting on 301 Wellingborough
  - i. Meeting is on Thursday 9/12 at 6:30pm. Developer would like neighborhood residents to attend.
- F. Pool Closure 9/15
  - i. Board decided to maintain closing date of 9/15 due to decrease in temp

## **VI. Additional New Business**

- A. No additional new business

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

- A. Pond Committee
  - i. Debris removal- previously discussed
- B. Social Committee

- i. Events posted in NewsLetter: Cocktail crawl, pet parade, halloween contest, pasta making class, neighborhood cook-off and craft fair
- C. New Homeowner Committee
  - i. No new homeowners
- D. Pool Committee
  - i. Diving board has not been delivered, Pinnacle will install
- E. Tennis Committee
  - i. No updates
- F. Landscape Committee
  - i. No updates
- G. ARC Committee
  - i. 3 requests last month, all approved

**VIII. Homeowner Forum:**

- A. Property owner of 0 Wellingborough Dr was present to meet the board and introduce his family. Stated they are pursuing rezoning of the property.

**IX. Adjournment: 8:03pm**