

# Wellington Park HOA Board Meeting

## Minutes 11/04/24

Location: Clubhouse

Time: 6:00PM

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

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

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

- A. Found here: [10/07/24](#)
  - i. Adam makes a motion to approve the previous month's meeting minutes
  - ii. Sterling seconds the motion
    - 1. All members vote in favor, motion passes

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

- A. Violations
  - i. Discussed with Emily violations to be added to the Executive Sessions going forward
- B. Managers Packet Review
  - i. Sterling is to review and will reach out to Emily with any questions on the financials
  - ii. Pest control quote:
    - 1. Rich needs to sign the Terminix contract (monthly service). Emily to send a new copy. \$900 annually.
    - 2. Emily to double check on mice treatment coverage, if not included will get the price.
    - 3. Emily will also check for coverage of mice treatment on the other quotes
  - iii. Nora had a question about the budget ratification. We will be voting on ratifying the budget next month.
    - 1. Board will need to make a motion to ratify the budget at the annual meeting.

#### **IV. Old Business**

- A. Pool Pump House
  - i. Rich estimates \$3500 needed to make upgrades to the pump house.
- B. Tennis Courts
  - i. No update on repair quotes. Nora still waiting for a response
- C. Exterior Clubhouse Painting quotes
  - i. 360 Painting: \$6209.00
  - ii. FirstChoice Painters: \$3200 for same color, \$3800 for different color
  - iii.
- D.

#### **V. New Business**

- A. Clubhouse HVAC Quotes
  - i. Emily is going to contact Raleigh Heating and Air Experts to see if we can get a service quote for the HVAC unit
- B. Clubhouse lighting, tables, and chairs
  - i. Adam to fix the hood light

#### **VI. Additional New Business**

- A. Street Lamp
  - i. Rich contacted Duke Energy and they will replace the poll by the end of the month.
- B. Townhome Development
  - i. Emily will reach out to Sentry lawyer with detailed questions from the board on townhome agreement to find out how many review hours it would take to evaluate allowing amenitee amenity access.
  - ii. Hourly rate to consult on the master covenant idea was \$390, with allowing associates to handle work at a lower rate when possible.

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

- A. Pond Committee
  - i. Still waiting on a quote from Triangle Pond regarding the riprap
  - ii. Looking into possibly doing plants to prevent erosion where the water comes into the big pond.
- B. Social Committee
  - i. Pasta making class was a huge success! Halloween decoration contest winners were announced
  - ii. Next event is the Cookoff and Craft show- 11/17
  - iii. December home decoration contest
- C. New Homeowner Committee

- i. No new homeowners listed in the Managers packet
- D. Pool Committee
  - i. Pump house items discussed above
- E. Tennis Committee
  - i. Still waiting on the quote, but contractor did say it was in very bad shape
  - ii. Nora is also going to reach out to other contractors if possible
  - iii. Emily will reach out to Lockmere and see who resurfaced the pickleball/tennis courts to see if we can get a quote from that contractor
- F. Landscape Committee
  - i. Contract with the lawncare Landscaping company:
    - 1. The monthly amount we see on the managers packet will continue through the rest of the year. Next year, we will be at the \$3890 pricing without the mulch.
  - ii. Rich will check with Chris to see if he still wants to stay on the committee
- G. ARC Committee
  - i. One request was approved.

**VIII. Homeowner Forum:**

- A. One homeowner was present. No questions.

**IX. Adjournment: 7:33pm**