

# Wellington Park HOA Board Meeting

## Minutes 12/02/24

Location: Clubhouse

Time: 6:00PM

### **I. Call To Order: 6:00pm**

- 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: [11/04/24](#)
  - i. Wil made a motion to pass previous minutes
  - ii. Rich second the motion
  - iii. All members voted in favor, motion passes

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

- A. Violations
- B. Managers Packet Review

### **IV. Old Business**

- A. Clubhouse lights and tables
  - i. New tables and chairs were purchased
  - ii. Some upgrades were made to the lighting in the clubhouse hallway
  - iii. Adam to reach out to Seb to see if we could retrofit the current fixtures with LED bulbs

### **V. New Business**

- A. Budget Ratification
  - i. Adam makes a motion to pass the Wellington Park 2025 Budget
  - ii. Sterling seconds the motion
  - iii. All members present vote in favor; motion passes.
- B. RV Lot policy changes

- i. New policy limits all homeowners to two spaces as well as required registration to property in Wellington Park
- ii. One owner had 4 spots. He has reduced his spots to 3, but is requesting an extension on the third spot as he is trying to sell his boat in the spring.
  - 1. Owner will be advised that he has 60 days (until the end of January) to maintain his 3 spots. If applicants for the new year are not obtained for all existing spots, owner will be allotted another 60 days until spot is revoked.
- iii. Owners have been notified of the requirements for new applications
- iv. Board needs to find out from Emily on if there are any spots available based on renewal payments that are due in January

## **VI. Additional New Business**

- A. Lawyer response on Townhome involvement in WPHOA
  - i. Board discussed the response from the lawyer on the question of amendment of the covenants
  - ii. The lawyer recommends annexation of the townhomes to be brought under the umbrella of master covenants as opposed to simply granting access to amenities for a fee. This would prevent ADA compliance and other legal adaptations required if we opened our amenities to entities outside of the HOA.
  - iii. The estimated legal costs for annexation and covenant revision would be around \$2,000.
  - iv. Next step would be to wait until zoning is completed for the new development, as there is really nothing we can do until zoning is passed.
- B. Bank change and accounts
  - i. Board discussed change in banks with Sentry
  - ii. Sterling to reach out to Emily on other investment opportunities for savings funds in addition to our CD

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

- A. Pond Committee
  - i. Erosion is occurring on the bank of the big pond on Forest PKWY. Either riprap or significant planting needs to be applied to stop the erosion
  - ii. Riprap estimate is about \$20-25k from Triangle Pond
  - iii. Planting estimate is \$4k plus watering (\$350 per 2,000 gallons) from Southern Lawn and Garden.
  - iv. Rooted in Nature is a design company that can draft a plan for planting for \$100
    - 1. Adam makes a motion to spend \$100 to design a plan for the planting along the bank of the pond
    - 2. Wil seconds the motion
    - 3. All members vote in favor; motion passes

- B. Social Committee
  - i. Cook-off was a success!
  - ii. Home decorating contest for December
  - iii. Wil suggested putting up a bulletin board or signs out to help get engagement with social committee events. Rich will reach out to Chris to see if he can help make some signs
- C. New Homeowner Committee
  - i. No new homeowners on the reports
- D. Pool Committee
- E. Tennis Committee
  - i. Tennis Court resurfacing quote (CMC Property Innovations): \$220,794. The most expensive portion is the concrete slab.
  - ii. Board discussed the possibility of a special assessment to help raise funds. Board will continue to look at other options as this would be a last resort.
- F. Landscape Committee
  - i. Board voted to dissolve the committee for now until it is needed again in the future.
- G. ARC Committee
  - i. Two requests, all approved.

**VIII. Homeowner Forum:**

- A. 4 homeowners present. No new issues brought to the board.

**IX. Adjournment: 7:45pm**