

Wellington Park HOA Board Meeting

Minutes 1/6/25

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 (absent)

II. Approval of Previous Meeting Minutes

- A. Found here: [12/2/24](#)
 - i. Adam makes a motion to pass the previous month's minutes
 - ii. Richard seconds the motion
 - iii. All members vote in favor: Motion Passes

III. Executive Session (Closed)

- A. Violations
 - i. None received from manager- board will review once received
- B. Managers Packet Review
 - i. Highlights:
 - 1. \$8,000 surplus for the year
 - 2. Total reserve up to \$142k
 - ii. Reviewed past due
 - iii. Reviewed Pest control contract
 - iv. Sterling to inquire with Emily regarding pg 20 "Prior owner transactions"

IV. Old Business

- A.

V. New Business

- A. Beaver Issue in clubhouse pond

- i. A homeowner found a beaver lodge. Nora contacted Scott who said the removal can be done for \$450.00.
 - 1. Nora makes a motion to spend \$450.00 for removal of beaver lodge
 - 2. Rich seconds the motion
 - 3. All members vote in favor: motion passes
- B. HVAC Service Contract
 - i. Board discussed quotes for AC service. The unit was installed in 2017. Commercial prices are significant (~\$1400 a year). Wil to reach out to residential companies to see if they will service for basic service and inspection of the unit.
- C. Tennisbloc request (summer camp)
 - i. Tennisbloc is requesting to use the tennis courts and pools for summer camp. Camp would be Aug 18-22. They would provide a lifeguard. Pool would be used between 12:30 and 3:15. Only open to WP members and invited guests. 15% fee would be placed for WPHOA. Camp would be capped at 10 students.
 - 1. Nora makes a motion to allow tennisbloc to hold summer camp as stated above.
 - 2. Adam seconds the motion
 - 3. All members vote in favor: motion passes
- D. Tennis Court Renovations
 - i. Board further discussed the concerns over the current state of the tennis courts. Rich would like to look into some repairs to make the court safer while a long term solution is pursued.
- E. Planning for annual meeting
 - i. Board discussed the upcoming meeting. Will have refreshments for homeowners. Adam will discuss with Missy holding the swim team meeting prior (6:30 for swim team, 7:00 for annual meeting)
 - ii. There will be 3 board positions up for election to homeowners.
- F. ToC council meeting - Wellingborough corner lot zoning
 - i. Council zoning vote will occur January 9th. Meeting is at 6:30pm.
- G. Blood Connection Request
 - i. Blood Connection is interested in doing a blood drive in July. Board will allow them to hold the drive in the clubhouse parking lot

VI. Additional New Business

- A. Swim team starting blocks
 - i. Board approves use of deck or shed space for starting blocks.

VII. Committee Reports/Updates

- A. Pond Committee
 - i. Committee contacted a handful of companies for erosion management around the pond.

1. Rooted in Nature: Design charge would be \$100 per hour. Designer would like to spend 3-4 hours on design to give an accurate estimate/proposal.
2. Bountiful Backyards: estimate of \$19-22k. Sent consultation report giving the details of the project.
3. Committee's recommendation is to get a professional plan from a designer and go from there.
 - Rich makes a motion to allow Rooted in Nature to have 3 more design hours to build out the plan @\$100.00 per hour

B. Social Committee

- i. Social committee is meeting to plan out 2025 events

C. New Homeowner Committee

- i. 2 new homeowners

D. Pool Committee

- i. No new updates

E. Tennis Committee

- i. No new updates

F. Landscape Committee

- i. Zac will now head the landscape committee

G. ARC Committee

- i. 2-3 requests that were approved

VIII. Homeowner Forum:

- A. 2 homeowners present

IX. Adjournment: 8:12pm