

Wellington Park HOA Board Meeting

Minutes 2/3/25

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:04

- 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: [01/06/25](#)
 - i. Rich makes a motion to approve the previous meeting minutes
 - ii. Nora seconds the motion
 - iii. All present members vote in favor; motion passes

III. Executive Session (Closed)

- A. Violations
- B. Managers Packet Review
 - i. Prior owner transactions of the AR report:
 - ii. Emily explained that these are credits of amounts owed. Most likely, the previous owner left no forwarding address for funds to be sent to. Emily is reaching out to her accounting department to verify what the TOC credit. Emily will also ask about legal requirements for how long funds can be held, if they need to be released to the state.
 - iii. Emily to ask what the credit risk allowance line item is on the balance sheet
 - iv. Emily to look at Lake and waterway maintenance discrepancy

IV. Old Business

- A. Beaver Issue Update
 - i. No beaver activity noticed
- B. HVAC Maintenance Contract search

- i. Wil spoke with sales department of Air Experts and they stated they could get us on the same contract as residential. Does not include filters. They will send the contract to Emily/Sentry
- C. Tennis court updates
 - i. Rich brainstormed ideas on fixing the root issue. Is going to test heating the asphalt to destroy the root and refill. He will report back to the board
- D. Tennisbloc summer camp schedule
 - i. Schedule was posted in the news letter: Aug 18-22nd
- E. Townhome committee meeting scheduled
 - i. The zoning for the property passed with the town council in January
 - ii. The committee is meeting Feb 15th at 10:00am at the clubhouse

V. New Business

- A. Side Deck Planks
 - i. Side deck has loose floor planks: A few are popping up where they butt together. Rich is going to reach out to Sebastian to see if it can be fixed easily
- B. Annual Meeting
 - i. Board member election interest
 - 1. Send candidates information to the contact address on the website
 - ii. Email blast to the community to make awareness for open positions. Those who want to run can send Emily their bios and info prior to March 1st.

VI. Additional New Business

- A. Dog Poop
 - i. Adam to write up a notification to neighbors
- B. Styrofoam cup in storm drains Kirkfield and Wellingborough
 - i. Issue came to Sterling's attention. We can also send this out on an email blast.

VII. Committee Reports/Updates

- A. Pond Committee
 - i. Zac presented a plan drafted by landscaper for erosion control around the big pond. Board discussed the design plan and concern for property lines around the pond.
 - ii. Rich makes a proposal to approve up to \$15,000 for the pond erosion control
 - 1. Wil seconds the motion
 - 2. All members vote in favor; motion passes
 - iii. Zac to take the plan to the designer for formal plans/estimates
- B. Social Committee
 - i. No response for chili cook-off: will likely be cancelled
 - ii. Toddler meet-up: Feb 23rd
- C. New Homeowner Committee

- i. 2 new homeowners
- D. Pool Committee
 - i. Pinnacle checked on the pool and reported that there was no frost damage from the intense cold. Looked at some caulking around the pool. Pool should be okay to open on time for the season on May 10th
- E. Tennis Committee
 - i. Discussed in agenda items above
- F. Landscape Committee
 - i. No reports
- G. ARC Committee
 - i. 1 request= approved

VIII. Homeowner Forum:

- A. 1 homeowner present

IX. Adjournment: 8:15pm