

Wellington Park HOA Board Meeting

Agenda 4/14/25

Location: Clubhouse

Time: 6:00PM

I. Call To Order: 6:12 start time

- A. President - Richard Raymond
- B. Vice President - Adam Powell
- C. Treasurer - Sterling Porter
- D. Secretary - Wil Mulligan
- E. Member at Large - Dean Perry
- F. Member at Large - Zachary Arcaro
- G. Community Manager- Michael Corrales

II. Approval of Previous Meeting Minutes

- A. Found here: [03/03/25](#)
 - i. Rich makes a motion to pass the minutes. Adam seconds. All vote in approval

III. Executive Session (Closed)

- A. Violations
- B. Managers Packet Review

IV. Old Business

- A. Clubhouse issues
 - i. Clogged toilet
 - 1. Toilet has been fixed.
 - ii. Trestle repair
 - 1. Really a trellis repair is needed.
 - 2. Work is required under the deck. More plumbing work is needed under the deck (getting the supply line to the water fountain removed). Makes sense to do them both at the same time. Looking to engage someone from the neighborhood to help with the repairs.

V. New Business

- A. Clubhouse lighting fixtures

- i. Tech inspected the clubhouse and is preparing a quote for replacing all clubhouse lighting.
- B. Google Voice setup
 - i. Board continued the setup and adoption of a shared phone linen for contacting the board. The number is **(919) 378-1843**.
- C. New Clubhouse Lock
 - i. Motion presented to allocate \$200 for wifi enabled lock for easier management of ClubHouse access. Motion passes.
 - ii. Adam will look into Clubhouse lock options.
- D. Pond Landscape project - budget/expenses
 - i. Project has been completed.
 - ii. Working through an issue with the invoicing, where unexpected charges were invoiced.
 - iii. Zac is working to keep the plants watered.
- E. Townhome development updates
 - i. Early discussions have taken place with the builder. More detailed discussions will take place when the Town of Cary has approved the site plan.

VI. Additional New Business

A.

VII. Committee Reports/Updates

- A. Pond Committee
 - i. Nora resigned from her Pond Committee seat, and Zac assumed it.
- B. Social Committee
 - i. Egg Hunt activity was a big success.
- C. New Homeowner Committee
 - i. No new home owners reported.
- D. Pool Committee
 - i. Pool inspection is coming up. Working on scheduling a time.
- E. Tennis Committee
 - i. Repair work on the court is continuing.
- F. Landscape Committee
 - i. Keeping an eye on the holly bushes off forest park.
- G. ARC Committee
 - i. 2 new requests have been reviewed and approved

VIII. Homeowner Forum:

- A. Nora called out need to update the website (tennis bloc info, remove egg hunt, update board results).
- B. There was a request to take on tree trimming and cleaning around the tennis court. Last time it happened was around 3 years ago.

IX. Adjournment: 7:45pm