

# Wellington Park HOA Board Meeting

## Agenda 5/12/25

Location: Clubhouse

Time: 6:00PM

### **I. Call To Order: 6:07**

- 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: [04/14/25](#)
  - i. Adam moves to approve the meeting. Wil seconds. All approve.

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

- A. Violations
- B. Managers Packet Review

### **IV. Old Business**

- A. Clubhouse Light Fixtures
  - i. Rich talked to Sebastian about install. Sebastian busy for the next few weeks
  - ii. Sterling wants to get Voss set up as a vendor and process payments for the lights.
  - iii. Michael to look into Purchaser Vendor process.
  - iv. Adam makes a motion to approve up to \$1,200 for light purchase and labor for install.
    - 1. Wil seconds. Motion passes unanimously.
- B. New Clubhouse Lock
  - i. Adam has narrowed down his search.
  - ii. Plans to order and install lock this month.
- C. Pond Landscape Invoicing Issue

- i. Rooted in Nature Designs - Open invoice for around 6k while they complete the Vendor Registration project
- D. AirExperts Contract
  - i. Still working through the vendor approval process. Had to waive a fee that would have been charged to AirExperts.

## **V. New Business**

- A. Geese Chasers - Board Representative
  - i. Michael to look into who receives the Triangle Pond reports
  - ii. Zac is stepping into the role of Board representative for the Pond Committee.
  - iii. Overall, we need to update the primary contacts for our main vendors.
- B. Pool Opening
  - i. DVR Recording system was not recording, but after Fred performed troubleshooting, the system appears to be stable.
  - ii. Swimteam will start practices on Thursday.
  - iii. Wil to send out updated 2025 rules and Swim Team schedule with Swim Team to the community.
- C. Rope for Pond Landscaping
  - i. Supplies have been purchased. Zac will install the stakes and rope.

## **VI. Additional New Business**

- A. Zac to look into mapping/GIS tool for the Wellington Park landscaping responsibilities.
- B. Zac reported that many are still fishing in the big pond, including non-residents.
- C. Adam to reach out to another resident about creating a new no-fishing sign for the big pond.
- D. ADU Regulations
  - i. Town of Cary regulations are changing around ADUs, but HOA covenants still control individual community rules around this. Wellington covenants do not allow ADUs at this time.
- E. Adam to reach out to the town of Cary around the "no trespassing" signs near the roundabout on wellingborough.

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

- A. Pond Committee
- B. Social Committee
- C. New Homeowner Committee
- D. Pool Committee
- E. Tennis Committee
- F. Landscape Committee
- G. ARC Committee

**VIII. Homeowner Forum:**

A. 1 Homeowner in Attendance

- i. Asked about trimming trees around the tennis court. Rich to provide update.

**IX. Adjournment:**