

Wellington Commons Homeowners Association  
Board of Directors Meeting Minutes  
Thursday, February 19, 2009  
@ Franconia Government Center

A quorum being present, the meeting was called to order at 7:30 p.m. by Mr. Madsen.

**MEMBERS PRESENT:** Dana Madsen, David Triplett, Catherine Fitts and Dick Schimkus.

**OTHERS PRESENT:** One resident was present. Ken Eiriksson was present representing East Coast Management.

**HOMEOWNERS TIME:** A resident commented on the need continuing problem with skateboarding. She agreed to provide the addresses of the offenders to East Coast Management.

**APPROVAL OF MINUTES:** The minutes of the Board of Directors meeting of January 15, 2009 were approved as corrected. Ms. Stoeffel is no longer involved with the Land Use Committee. Management was asked to email corrected copies of the December and January minutes to the Board. *Motion by Ms. Fitts, second by Mr. Triplett.*

**MANAGEMENT REPORT:**

Delinquency List: Management provided a delinquency list and a Collection Status Report updated as of March 17, 2009. Four owners had not paid all or part of their fourth quarter assessment. All four of those owe three or more assessments and all four of them are at the attorney. Management has notified each of the owners that their parking privileges have been suspended. A payment plan was approved for the owner of 5898 Parenham Way. *Motion by Mr. Madsen, second by Ms. Fitts.*

Financial Report: For the month of January, the Association had a surplus of \$23,444. Total expenditures were \$5,325. For the year to date, the Association had a surplus to budget of \$4,425. The Association had total cash and investments of \$ 120,909 as of January 31st.

Trash Contract: The Board approved a 4% fee increase in the trash contract with Trash Away. The increase is within budget and contractually permitted. *Motion by Mr. Triplett, second by Mr. Madsen.*

Stump Removal Proposal: The Board approved an amount not to exceed \$1,600 for up to two days of stump removals by McFall & Berry. *Motion by Mr. Madsen, second by Ms. Fitts.*

Community Inspection: Management has received numerous responses to the 26 "Notice of Violation" letters sent on January 9th. Nine owners completed the work based on Mr. Madsen's observations and/or written evidence the work was completed. Another group provided written contact that the work was completed. "Notice of Hearing Letters" will be sent in time to set the hearing up for the March meeting. Mr. Hocking may have an inspection list to use for future inspections.

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Variance Request: The Board approved a request by the owner of 5800 Apsley to retain her brown front doors. The doors are the correct color, but had a palladium style light at the top. That style had previously not been permitted. With the approval, palladium style lights are now approveable. *Motion by Ms. Fitts, second by Mr. Madsen.*

Parking Rules: Parking rules were discussed in detail. It was agreed in principle that good changes would include requiring permits on all vehicles, and considering distribution of the parking resolution as meeting the requirement to provide advance warning. Mr. Madsen will work on updating the draft parking resolution for a final decision at the March meeting.

Correspondence: The Board discussed a letter from a resident volunteering to coordinate a community newsletter. The Board chose instead to use the existing mailbox kiosks to provide meeting agendas, summaries of Board meetings and important notices. Several broken frames at the kiosks were recently replaced.

Pending List: The Board and Management reviewed the current pending list.

**COMMITTEE REPORTS:** The Architectural Committee would like to meet with the Board to discuss their role. Mr. Madsen responded with a discussion of the proposed roles and responsibilities of the Board, Management and Committees.

**UNFINISHED BUSINESS:** Management was asked to obtain the status of the ProCAM issue with Mr. Chadwick, the Association's attorney. Management was asked to contact a pond management company regarding the condition of the pond and to arrange for replacement of the pond pump.

**NEW BUSINESS:** Management was advised that a dead tree was in the common area behind Talavera Court.

**WEB SITE:** The status of the web site was discussed. Mr. Triplett will make arrangements to secure the domain name and will be reimbursed for his expenses.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 10 p.m. The next meeting of the Board of Directors will be March 19th at the Franconia Government Center at 7:30 p.m.

Respectfully Submitted,  
Kenneth R. Eiriksson Jr., Property Manager  
East Coast Management & Consulting Service