

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

A quorum being present, the meeting was called to order at 7:40 p.m. by Mr. Madsen.

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

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

HOMEOWNERS TIME: Mr. Schimkus commented on the condition of Fire Lane signs throughout the property. It was agreed that old, faded and rusted signs and polls would be removed and not replaced. Appropriate signs will remain at the entrances.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of March 19, 2009 were approved as corrected and amended. The address of a resident was deleted, and a correction was made regarding the location of turf issues. *Motion by Mr. Schimkus, second by Mr. Hocking.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of April 13th. Eleven owners have not paid all or part of their 1st quarter assessment. 3 owe for prior assessments. Two are at the attorney. Correspondence regarding #1336 was reviewed. Ms. Fitts reminded Management to include an updated debtor status report every month.

Financial Report: For the month of March, the Association had a deficit of \$10,576. Total expenditures were \$11,122. For the year to date, the Association had a surplus to budget of \$4,183. The Association had total cash and investments of \$114,849 at the end of March.

ARC Resolution: After discussion, proposed resolution 2009-01 concerning the ARC Charter was approved. *Motion by Mr. Hocking, second by Ms. Fitts.* Management was provided a signed copy for the official record. A copy will be emailed to Mr. Triplett for the web site.

Parking Resolution: After discussion, proposed resolution 2009-02 regarding parking were approved. The section regarding car covers will be deleted since covered cars are unlikely to have a permit displayed. A signature section was added. *Motion by Mr. Hocking, second by Ms. Fitts.* Management will purchase 500 blue parking permits with a hologram and distribute 3 to each home owner. WCHOA will be on the permits, if possible.

Pond Maintenance Proposal: Virginia Waters & Wetlands provided a proposal for maintenance of the retention pond. The Board approved stabilizing the bank and an annual inspection. They requested more information regarding an aerator and fountain.

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

COMMITTEE REPORTS: There was no report from the Architectural Committee.

UNFINISHED BUSINESS: Mr. Madsen agreed to contact the attorney regarding the status of the ProCAM issue. Management agreed to take pictures from the comprehensive inspection, if appropriate. Pictures of all violations will be taken after later inspections. After discussion, Management was directed to replace the Do Not Enter signs at the Franconia Drive entrance with No Thru Traffic and no Right Turn signs. Management was also asked to add No Soliciting signs for the entrances and No Trespassing signs for the playground and entrances.

NEW BUSINESS: Ms. Fitts requested copies of recent bills from Trash Away and Allen Taylor Enterprises.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:05 p.m. The next meeting of the Board of Directors will be May 21st at the Franconia Government Center at 7:30 p.m.

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