

Wellington Commons Homeowners Association
Board of Directors Meeting Minutes
Thursday, May 21, 2009
@ Franconia Government Center

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

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

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

HOMEOWNERS TIME: Management was advised that a light was out at the intersection of Franconia Road and Van Dorn. Signage was discussed. It was agreed that the original plan would be adequate to address cut through traffic. A No Right Turn sign has been ordered. All other signs will be moved, or installed, as previously agreed. Management was directed to obtain a proposal to remove speed bumps, complete the paths on Parenham and correct the standing water problem at 6187 Wellington Commons Drive by filling the gutter area. Management was also asked to find out who owns the service road.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of April 16, 2009 were approved as amended. The Board asked that first names not be used in future meeting records. *Motion by Ms. Fitts, second by Mr. Triplett.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of May 17th. 18 owners had not paid all or part of their 2nd quarter assessment. 8 owe prior assessments. Four are at the attorney. None of the owners on the list will receive parking permits.

Financial Report: For the month of April, the Association had a surplus of \$21,542. Total expenditures were \$6,149. For the year to date, the Association had a surplus to budget of \$8,341. The Association had total cash and investments of \$132,623 at the end of April.

CD Purchase: The Board approved purchase of a \$30,000 1 year CD with a 2% yield at Union Bank & Trust. *Motion by Mr. Schimkus, second by Ms. Fitts.*

Parking: After discussion, the Board agreed to begin enforcement of the parking rules on June 20th. The cost of a replacement permit will be \$250 for the first, \$350 for the second and \$500 for the third. The Board will create a Frequently Asked Questions (FAQ) flyer to be posted at all mail kiosks. Parking permits were mailed to all owners of record with fees paid in full. It is their responsibility to provide them to their tenants. *Motion by Mr. Schimkus, second by Ms. Fitts.* Management was asked to get a contract with A-1 Towing in place for the next meeting.

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, May 21, 2009

Page 2

Pond Maintenance Proposal: The Board opted to purchase a fountain rather than an aerator for the pond. Both will help keep algae concentrations down and will increase overall pond health. The fountain will cost \$3,850. The Board previously approved stabilizing the bank and an annual inspection. Before purchasing, the Board would like a picture of the fountain and the spray. The Board would like a circular spray that is at least 6 to 8 feet high. There was also a question whether the price included all electrical connections. Virginia Waters & Wetlands will also be asked about pulling the pump in the winter.

Site Inspection: Management's first comprehensive spring site inspection was discussed. The Board and ARC will review the inspection and make final additions or deletions by the end of the month. Owners with yard maintenance and other minor issues will be given 7 to 10 days to make corrections. Fence and other major work should be completed within 30 days.

Pending List: The Board and Management reviewed the current pending list. Copies of invoices from Trash Away and Allen Taylor Enterprises were provided as requested.

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

UNFINISHED BUSINESS: There was no additional unfinished business discussed.

NEW BUSINESS: The Board agreed to reimburse a homeowner \$135 for tent caterpillar treatments to common area trees. *Motion by Mr. Schimkus, second by Triplett.*

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:50 p.m. The next meeting of the Board of Directors will be June 18th at the Franconia Government Center at 7:30 p.m.

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