

# Wellington Commons Homeowners Association

## Board of Directors Meeting Minutes

Thursday, August 20, 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, Matthew Hocking, Catherine Fitts and Dick Schimkus.

**OTHERS PRESENT:** Three residents were present. Ken Eiriksson and Mark Halfhill were present representing East Coast Management.

**HOMEOWNERS TIME:** A homeowner was present to discuss a tree that had fallen over the fence from a home on Pratt Street onto the Talavera Court path. Management was provided with contact information for the realtor. A resident requested more time to correct a fence issue. The Board agreed that the timing of the final inspection should be enough for most owners. Management was advised that the owner of 6122 Talavera Court has bags of what appears to be garbage in his back yard.

**APPROVAL OF MINUTES:** The minutes of the Board of Directors meeting of July 16, 2009 were approved as corrected. The correct name for the Architectural Review Committee and the correct number of delinquent accounts at the attorney were added. *Motion by Ms. Fitts, second by Mr. Madsen.*

### **MANAGEMENT REPORT:**

Delinquency List: Management provided a delinquency list updated as of August 13th. Twelve current owners had outstanding balances on their account. The Board approved the write off of \$272.98 on the account for 5808 Apsley House. The previous owner is deceased and the home has sold twice since then. *Motion by Mr. Madsen, second by Mr. Schimkus* Payment plans were accepted by the owners of #1334 and #1336. Both also paid additional amounts to obtain parking permits.

Financial Report: For the month of July, the Association had a surplus of \$22,862. Total expenditures were \$5,906. For the year to date, the Association had a surplus to budget of \$7,983. The Association had total cash and investments of \$110,794 at the end of the month.

Pond Maintenance Update: The Board was advised that the contract with Virginia Waters & Wetlands was cancelled because they would not honor the original contract price. A. T. Lori Enterprises replaced the pump in the old fountain and everything seems to be operating fine.

Site Inspection: The Board reviewed correspondence regarding the site inspection. Two reminder letters have been mailed to all owners with outstanding violations. A final inspection will be completed before the September meeting. Management will provide photographs with the next inspection.

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Correspondence/Pending List: The Board asked for more information regarding 6152 Wellington Commons Drive before considering an extension. The Board voted to assess a \$50 charge against the owner of 6142 Wellington Commons Drive for a trash violation. *Motion by Mr. Madsen, second by Mr. Schimkus.*

**COMMITTEE REPORTS**: The Architectural Review Committee provided feedback on numerous variance requests. Management was provided with several maintenance issues to address.

**UNFINISHED BUSINESS**: Management offered to draft a letter to ProCAM regarding the fee dispute.

**NEW BUSINESS**: There was no new business discussed. The Board discussed the Annual Meeting. Ms. Fitts is the only director with a term expiring. The Annual Meeting will be on November 19th.

**ADJOURNMENT**: There being no further business, the meeting was adjourned at 9:10. The next meeting of the Board of Directors will be September 17th at the Franconia Government Center at 7:30 p.m.

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