

# Wellington Commons Homeowners Association

## Board of Directors Meeting Minutes

Thursday, September 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, Catherine Fitts and Dick Schimkus.

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

**HOMEOWNERS TIME:** There were no homeowner issues discussed.

**APPROVAL OF MINUTES:** The minutes of the Board of Directors meeting of August 20, 2009 were approved as corrected. *Motion by Mr. Madsen, second by Mr. Schimkus.*

### **MANAGEMENT REPORT:**

Delinquency List: Management provided a delinquency list updated as of September 10th. Eleven owners had outstanding balances on their account. Management will give all delinquent owners until the end of September before revoking parking privileges. The total amount due is \$5,538.

Financial Report: For the month of August, the Association had a deficit of \$11,320. Total expenditures were \$11,628. For the year to date, the Association had a surplus to budget of \$5,614. The Association had total cash and investments of \$128,964 at the end of the month.

Draft Budget: The 2010 budget was approved with no increase in fees despite a substantial decrease in Interest Income and substantial increases in Property Repairs, Landscaping and Replacement Reserves. *Motion by Mr. Madsen, second by Mr. Schimkus.*

Site Inspection: The Board discussed follow up on the comprehensive site inspection. The Board agreed to assess penalties against all owners with outstanding violations as of the date of the last inspection. The penalties will be waived if the work is completed by October 18th. An additional charge of \$10 per day will be added for violations after October 19th until the work is complete. Owners may request a hearing no later than the October 15<sup>th</sup> Board meeting. Management has photographs of all violations. Copies of the final letters will be sent to the Board. *Motion by Mr. Madsen, second by Mr. Triplett.* Management was asked to check the landscaping at 6152 Wellington Commons Drive.

Landscape Master Plan: In response to a request for a proposal to correct landscape problems at the pond, and along Van Dorn and Franconia Roads, Peter's Landscaping provided a proposal to prepare a master landscape plan in those areas. The Board authorized up to \$2,000 which includes additional funds for 2 island areas, mailbox kiosks and the old playground area. *Motion by Mr. Madsen, second by Ms. Fitts.*

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Correspondence/Pending List: The Board declined requests for assistance removing raccoons and feral cats from homeowner property. The Association also has no plans to remove similar animals in the common areas. Resident should be reminded that trash should be secured and that they should not feed wild animals, including birds.

**COMMITTEE REPORTS**: The Architectural Review Committee stressed their interest in ensuring that the Due Process Procedures are followed for all homes with violations. They were assured that was the plan.

**UNFINISHED BUSINESS**: A trash violation address was corrected to 6122 Talavera. Management was advised a tree branch at the end of Talavera was not removed as previously requested.

**NEW BUSINESS**: There was no new business discussed. The Annual Meeting will be on November 19th at Mark Twain Middle School.

**ADJOURNMENT**: There being no further business, the meeting was adjourned at 9:10. The next meeting of the Board of Directors will be October 15th at the Saint John's Lutheran Church Library at 7:30 p.m.

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