

# Wellington Commons Homeowners Association

## Board of Directors Meeting Minutes

Thursday, October 15, 2009

@ St. John's Lutheran Church

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, Matt Hocking and Dick Schimkus.

**OTHERS PRESENT:** Two residents were present. Mark Halfhill 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 September 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 October 14th. Six owners had outstanding balances on their account. Management will give all delinquent owners until the end of October before revoking parking privileges. The total amount due is \$4,584.

Financial Report: For the month of September, the Association had a deficit of \$5,954. Total expenditures were \$6,372. For the year to date, the Association had a surplus to budget of \$8,988. The Association had total cash and investments of \$125,295 at the end of the month.

Site Inspection: The Board discussed follow up on the comprehensive site inspection. The Board declined a variance request from account #1427 to park motorcycles under their back deck. The Board agreed that account #1312 was not in compliance with the violation letter sent to them and would continue to be fined until the violation is corrected. The Board asked Management to follow up with account #1401 regarding their landscaping plan.

Pending List: The Board and Management reviewed the current pending list. The Board would like the ProCam fee dispute resolved as soon as possible. The Board would like to inspect the gazebo deck boards in the spring to determine if they need to be replaced or not.

**COMMITTEE REPORTS:** The Architectural Review Committee plans to meet with Mr. Madsen to discuss where they fit in regarding compliance procedures. The committee also asked that ARC applications be sent to them as soon as they are received.

**UNFINISHED BUSINESS:** The Board asked Management to follow up with Colonial Paving regarding two areas and for Management to inform the Board of a timetable for landscaping improvements once Management has heard from Peter's Landscaping.

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**NEW BUSINESS:** There was no new business discussed.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:33. The next meeting will be the Annual Meeting of the Association on November 19th at Mark Twain Middle School at 7:30 p.m.

Respectfully Submitted,  
Mark Halfhill, Property Manager  
East Coast Management & Consulting Service