

# Wellington Commons Homeowners Association

## Board of Directors Meeting Minutes

Thursday, November 19, 2009

@ Mark Twain Middle School

A quorum being present, the meeting was called to order following the Annual Meeting at 8:00 p.m. by Mr. Madsen.

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

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

**HOMEOWNERS TIME:** The owner of 5818 Apsley House was present to discuss modifications to his back yard. The Board offered suggestions that would help to get the modifications approved. A homeowner was present to discuss feral cats. Several suggestions were offered. The Association has no plans to trap feral cats.

**APPROVAL OF MINUTES:** The minutes of the Board of Directors meeting of October 15, 2009 were approved as presented. *Motion by Mr. Hocking, second by Mr. Schimkus.*

### **MANAGEMENT REPORT:**

Delinquency List: Management provided a delinquency list updated as of November 16th. Twenty owners had outstanding balances on their account. The total amount due is \$8,658. Management will be distributing parking suspension notices for all balances.

Financial Report: For the month of October the Association had a surplus of \$19,730. Total expenditures were \$9,020. For the year to date the Association had a surplus to budget of \$9,297. The Association had total cash and investments of \$139,380 at the end of the month. The Board agreed to invest \$20,000 from the CAB account in an 18 month variable rate CD. They agree to invest in 2 to 2 1/2 year CD's at Wachovia if similar rates were available. If not, the Wachovia account should be closed and the funds used to purchase 18 month variable rate CD's at CAB. *Motion by Mr. Madsen, second by Mr. Schimkus.*

Site Inspection: The Board reviewed correspondence regarding and the updated inspection. Three reminder letters have been mailed to all owners with outstanding violations. Photographs were available of all the violations. As of the date of the Board meeting, each of the owners owed a \$50 assessment plus \$10 per day from October 19th for a total of \$350 each. The Board was asked to review the homes with violations to determine what action is appropriate for each.

Landscape Plan: Peter's Landscapes had not provided a report as of the date of the meeting. If no information is provided by early December, the work should be cancelled without payment.

Pond Maintenance: Fairfax County completed a 5 year inspection of the storm water pond and found everything in good order.

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Page 2

Correspondence/Pending List: Management is to advise Mr. Tomko that his landscape questions would be best addressed by a landscape architect. Any proposed changes should be approved by the ARC as per standard practice.

**COMMITTEE REPORTS**: There were no committee reports.

**UNFINISHED BUSINESS**: Management was reminded about the front entrance light. The problem is with locating a power source. An electrician will be contacted. Management was asked to confirm that the owner with 2 motorcycles parked in their back yard has received correspondence.

**NEW BUSINESS**: Management offered to send a letter to Supervisor McKay's office regarding the cut through traffic problem.

**ELECTION OF OFFICERS**: The officers of the Board were elected *Motion by Mr. Hocking, second by Ms. Fitts*. Mr. Madsen and Ms. Fitts will remain President and Vice President respectively. Mr. Triplett and Mr. Hocking will remain Treasurer and Secretary respectively. Ms. Stoffel and Mr. Schimkus are members at large.

**ADJOURNMENT**: There being no further business, the meeting was adjourned at 9:00. The next meeting of the Board of Directors will be December 17th at the Franconia Government Center at 7:30 p.m.

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