

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, December 17, 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, Pat Stoffel and Dick Schimkus.

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

HOMEOWNERS TIME: The owner of 6173 Wellington Commons Drive was present to discuss motorcycle parking. The Board confirmed that the vehicles could not be stored in the back yard. All assessments related to the violations were waived. *Motion by Mr. Triplett, second by Ms. Fitts.*

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of November 19, 2009 were approved as corrected. The minutes of the Annual Meeting were also approved as corrected. *Motion by Mr. Schimkus, second by Mr. Triplett.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of December 15th. Eleven owners had outstanding balances on their account. The total amount due is \$6,383. All owners with a balance over \$20 have received parking suspension notices.

Financial Report: For the month of November the Association had a deficit of \$5,702. Total expenditures were \$6,378. For the year to date the Association had a surplus to budget of \$12,537. The Association had total cash and investments of \$ 141,265 at the end of the month. The Board was advised that a 2 1/2 year CD was purchased in the Wachovia account. The rate was 2%. The 18 month variable rate CD at CAB will be purchased before year end once final cash needs are determined.

Site Inspection: The Board was asked to remember to review the homes on the most up to date site inspection to see if any fees were excessive. As of the date of the Board meeting, each of the owners will owe a \$50 assessment plus \$10 per day from October 19th. That would be a total of about \$650 each.

Landscape Plan: The Board reviewed the landscape plan provided by Peter's Landscapes in detail. It was agreed that the initial focus would be on the mailbox kiosks and islands. That would give the Board an opportunity to observe the quality of workmanship and use the current year surplus. Management was asked to find a source for pictures of the proposed plants. Management will get a separate bid for restoring the perimeter of the pond.

Grounds Contract: Management has 4 proposals for the 2010 grounds contract that will be provided for discussion at the January meeting.

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Holiday Trash Collection Schedule: Trash Away advised that trash collection will not be provided on Christmas or New Years Days. Tree removal will be on January 8th and 22nd. The Board edited a notice to be posted by Management.

Correspondence/Pending List: The Board agreed to waive assessments for trash violations for the owners of 6132 Talavera Court and 6173 Wellington Commons Drive. The Board confirmed assessments against all other owners cited for violations. *Motion by Mr. Madsen, second by Ms. Fitts.* Copies of violation letters should be left at the property for rental properties.

COMMITTEE REPORTS: There were no committee reports.

UNFINISHED BUSINESS: Management advised the Board that the power supply to the front entrance light could not be found and that a new line may have to be added.

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 January 17th at the Franconia Government Center at 7:30 p.m.

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