

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, January 28, 2010

@ Franconia Government Center

A quorum being present, the meeting was called to order at 7:30 p.m. by Mr. Triplett.

MEMBERS PRESENT: David Triplett, Pat Stoffel and Dick Schimkus.

OTHERS PRESENT: No residents were present. Ken Eiriksson was present representing East Coast Management.

HOMEOWNERS TIME: The Board discussed Christmas tree pickup and recent snow removal operations. It was agreed that both could have been done better.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of December 17, 2009 were approved with changes provided by Ms. Fitts. *Motion by Mr. Triplett, second by Mr. Schimkus.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of January 22nd. Ten owners had outstanding balances on their account. The total amount due was \$5,058. All owners with a balance over \$20 have received parking suspension notices. The Board declined a payment request from Mr. Sikander at 5898 Parenham due to continued ACC violations. *Motion by Mr. Triplett, second by Ms. Stoffel.*

Financial Report: For the month of December the Association had a deficit of \$11,147. Total expenditures were \$11,305. For the year to date the Association had a surplus to budget of \$11,200. The Association had total cash and investments of \$135,538.

Site Inspection: The Board approved a draft letter and proposed fines that will be sent to residents with outstanding architectural issues. Management will send the letter out in the next 10 days. *Motion by Mr. Schimkus, second by Ms. Stoffel.*

Draft Audit: The draft 2009 audit was approved pending final review by Mr. Madsen. *Motion by Mr. Schimkus, second by Mr. Triplett.* Including adjustments, the Association had a surplus of \$12,423. There were no warnings or negative comments associated with the audit.

Trash Contract: Trash Away was provided with a 5 year extension to their contract with the Association. The price is just less than \$12 per unit per month with a 4% increase each year of the contract. That is a substantial discount from the average townhouse trash service rate of about \$15 per unit per month. The proposed contract was amended to include the trash cans at the gazebo. *Motion by Mr. Triplett, second by Ms. Stoffel.*

Grounds Contract: McFall & Berry Landscape Management was approved for an additional year as the grounds contractor. Their price will be \$26,720. *Motion by Mr. Triplett, second by Ms. Stoffel.*

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Correspondence/Pending List: The Board agreed to waive assessments for trash violations for the owners of 6085 Talavera and 5899 Parenham with the provision that the fines would be reinstated if another violation occurs. *Motion by Mr. Triplett, second by Ms. Stoeffel.*

COMMITTEE REPORTS: There were no committee reports.

UNFINISHED BUSINESS: Management will check 6134 Wellington Commons Drive for an aquarium on the lower deck.

NEW BUSINESS: Discussion of the proposal to provide new electrical service to the main property sign was tabled for the February meeting. The cost was \$2,600.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:37 p.m. The next meeting of the Board of Directors will be February 25th at the Franconia Government Center at 7:30 p.m.

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