

Wellington Commons Homeowners Association
Board of Directors Meeting Minutes
Thursday, February 25, 2010
@ Franconia Government Center

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

MEMBERS PRESENT: Dana Madsen, Matt Hocking, David Triplett, Pat Stoffel and Catherine Fitts.

OTHERS PRESENT: One resident was present. Ken Eiriksson was present representing East Coast Management.

HOMEOWNERS TIME: Peter Corporale of Parenham Drive was appointed to serve on the ARC. *Motion by Ms. Fitts, second by Mr. Hocking.*

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of January 27, 2010 were approved with editing changes. *Motion by Mr. Madsen, second by Mr. Hocking.* Management was asked to provide corrected December and January minutes to Mr. Triplett for the web site.

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of March 17, 2010. Eighteen owners had outstanding balances on their account. Six owners owed more than one quarterly assessment. The total amount due was \$7,726.

Financial Report: For the month of January the Association had a surplus of \$21,757. Total expenditures were \$6,146. Snow removal costs were within budget. For the year to date the Association had a surplus to budget of \$2,765. The Association had total cash and investments of \$157,057.

Landscaping Subsidies: The Board approved an amount up to \$500 to subsidize homeowner landscape improvements. The amount will not exceed \$50 for any application. No payments will be made until the work is completed. Work has to be completed by May 31st. Applicants must be in good standing. *Motion by Ms. Stoffel, second by Mr. Hocking.* Management will prepare an application and announcement. The application will be posted on the web site. Ken Eiriksson, Ms. Stoffel and Ms. Fitts will determine the winners.

Correspondence/Pending List: The Board reviewed correspondence and Management's Pending List.

COMMITTEE REPORTS: Mr. Madsen reported on behalf of the ARC. The committee has set priorities for 2010, including updating the handbook and preparing a notice reminding owners of the requirement to get approval before making changes. Matthew Hocking agreed to remain as Board liaison to the committee.

UNFINISHED BUSINESS: The Board declined to replace the electric lines to the main entrance sign. They felt the sign was adequately visible and it was not worth \$2,600 to improve it.

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NEW BUSINESS: There was no additional new business discussed.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:55 p.m. The next meeting of the Board of Directors will be March 25th at the Franconia Government Center at 7:30 p.m.

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