

# Wellington Commons Homeowners Association

## Board of Directors Meeting Minutes

Thursday, March 25, 2010

@ 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, Catherine Fitts, David Triplett, Pat Stoffel and Dick Schimkus.

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

**HOMEOWNERS TIME:** Management was asked to check the property line at 6083 Talavera to see if the barriers installed between the fences there are on common grounds. The owner should receive a letter regarding the hazardous condition created by the planters and tape.

**APPROVAL OF MINUTES:** The minutes of the Board of Directors meeting of February 25, 2010 were approved with editing changes. *Motion by Mr. Madsen, second by Ms. Fitts.*

### **MANAGEMENT REPORT:**

Delinquency List: Management provided a delinquency list updated as of March 22, 2010. Twelve owners had outstanding balances on their account. Six owners owe more than one quarterly assessment. The total amount due was \$6,474. At least two accounts will be sent to the attorney unless payment is received. Management was asked to follow up on account #1308.

Financial Report: For the month of February the Association had a deficit of \$10,798. Total expenditures were \$11,111. For the year to date the Association had a surplus to budget of \$2,569. Management will address any questions regarding the statements at the meeting. The Association had total cash and investments of \$153,689. Management was asked to provide additional information on invoices paid to East Coast Management, Chadwick, Washington and Allen Taylor.

Landscaping Contract: The Board approved renewal of the contract with McFall & Berry Landscape Management for two years. The contract includes no increase in rates in 2010 and a 2% increase in 2011. The automatic renewal was removed. *Motion by Ms. Fitts, second by Mr. Triplett.*

Correspondence/Pending List: The Board reviewed correspondence and Management's Pending List. Letters to Mr. Tomko were reviewed and will be mailed as soon as possible.

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

**UNFINISHED BUSINESS:** There was no unfinished business discussed.

**NEW BUSINESS:** Management was asked to change the padlock on the shed with one that has a combination. Management advised that the storm damaged branches would be removed in the very near future.

# Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, March 25, 2010

Page 2

**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 April 22nd at the Franconia Government Center at 7:30 p.m.

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