

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, April 22, 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, Matt Hocking.

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

HOMEOWNERS TIME: Management was asked to have Dominion Towing out on a Saturday night. They were specifically to check for vehicles without tags at the end of Talavera and on Parenham.

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

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of April 15, 2010. Eight owners had outstanding balances on their account. Three owners owed more than one quarterly assessment. The total amount due was \$4,634. Management will be using parking reminders to compel payment now that the weather has improved. Any accounts late for the 1st and 2nd quarter assessments will be sent to the attorney.

Financial Report: For the month of March the Association had a deficit of \$6,133. Total expenditures were \$5,588. For the year to date the Association had a surplus to budget of \$7,288. The Association had total cash and investments of \$152,208. Management provided additional information on invoices paid to East Coast Management, Chadwick, Washington and Allen Taylor as requested.

Site Inspection: Management distributed the annual comprehensive site inspection at the meeting. Management commented on the large number of owners that at least made some effort to complete issues previously noted. Most of the fences have been repaired adequately, or replaced and only one or two chimney caps and rake boards still needed work. Management emailed the inspection to the ARC after the meeting and requested final comments by April 30th. Letters will go out as soon thereafter as possible.

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

COMMITTEE REPORTS: The ARC provided input on handbook updates. Mr. Madsen will incorporate as many as possible in the handbook update he is working on.

UNFINISHED BUSINESS: Management was advised that piles of branches are still near Pratt Street.

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, April 22, 2010

Page 2

NEW BUSINESS: There was no additional new business discussed.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:20 p.m. The next meeting of the Board of Directors will be May 27nd at the Franconia Government Center at 7:30 p.m.

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