

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, May 27, 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, Dick Schimkus and Pat Stoeffel.

OTHERS PRESENT: 4 residents were present. Ken Eiriksson was present representing East Coast Management.

HOMEOWNERS TIME: Ms. Schimkus asked and the Board agreed to have the Spring Clean-Up at 10 a.m. on June 26th. Management was to check the rules regarding yard sales.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of April 22, 2010 were approved with editing changes. *Motion by Mr. Hocking. second by Mr. Triplett.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of May 24, 2010. Fifteen owners had outstanding balances on their account. Six owners owe more than one quarterly assessment. All six will receive parking suspension notices. The total amount due was \$8,139. The Board asked about #1303, 1356 and 1431 which were not at the attorney. Management agreed to follow up on #1303. #1356 is being sold. #1431 will receive a final notice from Management by email.

Financial Report: For the month of April the Association had a surplus of \$18,061. Total expenditures were \$9,876. For the year to date the Association had a surplus to budget of \$6,557. The Association had total cash and investments of \$170,131.

Site Inspection: Management updated the Board on the status of the annual comprehensive site inspection. Many of the recommendations of the Architectural Review Committee were included in the letters that were sent out around May 20th. Second letters will be sent prior to the June meeting.

Landscaping: The Board previously agreed to install barrier plants such as Photinia and burning bush in the area behind 6175-6199 Wellington Commons Drive. The cost of the plants will be less than \$500. Additional costs may be incurred for additional tree and stump removals.

Correspondence/Pending List: The Board reviewed correspondence and Management's Pending List. Management will send a second letter to the attorney regarding the outstanding easement on Apsley House. Management will get a bid to power wash and stain the gazebo deck. Management was asked to contact another pond management company to install pond plants, to have the pond pump cleaned and to check the timer on the lights.

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COMMITTEE REPORTS: The Board and ARC discussed changes to the handbook and the inspection process. Mr. Triplett was given authority to have original blue prints scanned onto a CD.

UNFINISHED BUSINESS: Management was asked to remove a leaning pine tree by 6114 Talavera.

NEW BUSINESS: Management was advised a headboard was being stored behind 6102 Talavera. Ms. Marsh offered to provide the address on another home with a storage problem.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting of the Board of Directors will be June 24th at the Franconia Government Center at 7:30 p.m.

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