

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, June 24, 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: 5 residents were present. Ken Eiriksson was present representing East Coast Management.

HOMEOWNERS TIME: Florence Daniels commented about the newsletter. The Board will make appropriate changes regarding the ARC process on the website. Several residents commented on damage to personal property and the common areas by children in the neighborhood. The Board asked that specific information regarding incidents and those involved be provided to Management in a timely manner. Landscape changes will be considered to minimize traffic damage where appropriate. Two new residents were welcomed to the community.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of May 27, 2010 were approved with editing changes. *Motion by Mr. Hocking. second by Mr. Madsen.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of June 14, 2010. Nine owners had outstanding balances on their account. Six owners owed more than one quarterly assessment. All six received parking suspension notices on June 16th. The total amount due was \$6,314. A payment plan of \$200 per month was approved for account #1308 which will result in repayment of the outstanding balance in about 12 months. *Motion by Ms. Fitts, second by Mr. Hocking.* Two new accounts will be sent to the attorney.

Financial Report: For the month of May the Association had a deficit of \$5,916. Total expenditures were \$6,348. For the year to date the Association had a surplus to budget of \$9,442. The Association had total cash and investments of \$169,454.

Site Inspection: Management provided copies of the updated site inspection. Second letters were sent to owners with violations the week of the meeting. Owners were provided an additional 30 days to comply before the Board considers assessments. The Board agreed that the back trim paint color at 6077 Talavera Court could remain until the house is painted, or sold. It must be restored to the original color at that time.

Gazebo Repairs: After discussion and consideration of several options, the Board approved the installation of Trex or similar material for the gazebo deck. There are 105 Boards on the deck. The deck has a slight curve that will affect the material that can be used. Management will provide color samples and confirm the Trex can be cut to accommodate the curve in the deck.

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Landscaping: The Board approved several landscape projects based on proposals from McFall & Berry Landscape Services. The work will include enhancements to the two paths to the gazebo, pruning of overgrown trees and shrubs at the gazebo and behind Apsley House, and plants in the area behind 6187-6199 Wellington Commons Drive. The total cost will not exceed \$2,500. *Motion by Mr. Madsen, second by Mr. Hocking.* The second proposal was approved for stepping stones behind 6114-28 Talavera and repairs to a area on Parenham where an asphalt path was removed. The total cost will not exceed \$1,250. *Motion by Mr. Madsen, second by Mr. Hocking.*

Easement: The Board agreed to table discussion of the easement agreement for Apsley House. Management was asked to contact Ms. Marsh about original drawings for the easement area.

Correspondence/Pending List: The Board reviewed correspondence and Management's Pending List. Management was reminded to get another pond management company to provide a proposal for pond bank stabilization.

COMMITTEE REPORTS: The ARC meetings will occur on the 3rd Tuesday each month. Management was asked to make sure applications were dated.

UNFINISHED BUSINESS: Management was reminded that two street lights were out. One was in front of 6077 Talavera Court. The second was beside 6135 Wellington Commons Drive.

NEW BUSINESS: Management was authorized to send a trash assessment letter to 6030 Talavera for a box put out Thursday morning. A picture of a label on the box was provided. There was a sofa out early in the same area, but the owner could not be determined. Management was asked to provide documents with paint, roof, siding colors, etc. to David Triplett and to the ARC.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:30 p.m. The next meeting of the Board of Directors will be July 22nd at the John Marshall Library at 7:30 p.m.

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