

Wellington Commons Homeowners Association
Board of Directors Meeting Minutes
Thursday, March 19, 2009
@ Franconia Government Center

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

MEMBERS PRESENT: Matthew Hocking, Dana Madsen, David Triplett, Catherine Fitts and Dick Schimkus.

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

HOMEOWNERS TIME: Several residents commented on speed bumps on Talavera Court. The Board agreed to consider removing one or two of them. Management will get bids to remove up to two speed bumps and to pave paths missed during the last paving project.

APPROVAL OF MINUTES: The minutes of the Board of Directors meeting of February 19, 2009 were approved as corrected. The name of a resident was replaced with "a resident". Management was asked to email copies of minutes to the Board without page numbers and with the minutes in separate files. *Motion by Dana Madsen, second by Catherine Fitts.*

MANAGEMENT REPORT:

Delinquency List: Management provided a delinquency list updated as of March 16th. Ten owners had not paid all or part of their first quarter assessment. Three owe for prior period assessments and are at the attorney. The owner of account #1418 on Wellington Commons Drive paid in full. Management was asked to remind the attorney that they want a copy of the debtor status report every month.

Financial Report: For the month of February, the Association had a deficit of \$9,594. Total expenditures were \$9,951. For the year to date, the Association had a surplus to budget of \$4,183. The Association had total cash and investments of \$116,640 at the end of February. Ms. Fitts asked about the payments to the grounds contractor. Management explained that the contract called for 12 payments beginning in January. Even though the contract was signed in February, the January payment was still owed.

Audit: The Board approved the 2008 draft audit pending final review by Mr. Madsen. The Association had a surplus of \$6,980 for the year. *Motion by David Triplett, second by Dana Madsen.*

Community Inspection: The Board agreed to table further action on existing violations until Management has an opportunity to complete a comprehensive inspection of the property. The inspection should be completed by the April meeting. The ARC will be given an opportunity to review the inspection prior to letters being sent out. Homes with existing violations will receive "Notice of Hearing Letters" if any violations are found during the next inspection. The ARC will provide a sample inspection sheet for Management's use.

Wellington Commons Homeowners Association

Board of Directors Meeting Minutes

Thursday, March 19, 2009

Page 2

Proposed Resolutions: After discussion, proposed resolutions concerning parking and the ARC were tabled pending further review. Mr. Madsen will update the drafts based on comments made at the meeting.

Pending List: The Board and Management reviewed the current pending list. Management was asked to get Trash Away to dump the trash cans at the gazebo and to add a padlock to the electrical box by the pond. The padlock will keep loiterers from turning off the lights.

COMMITTEE REPORTS: There was no report from the Architectural Committee pending final approval of the Committee's charter.

UNFINISHED BUSINESS: Management was asked to obtain the status of the ProCAM issue with Mr. Chadwick, the Association's attorney. Management was asked to contact a pond management company regarding the condition of the pond and to arrange for replacement of the pond pump. Management was asked to purchase No Trespassing signs for the playground and to install No Soliciting signs at the property entrances.

NEW BUSINESS: A resident asked if more attention could be paid to the grassy area behind the buildings at the beginning of Talavera Court. Management was advised the grass at 6136 Wellington Commons drive and 6089 Talavera Court was in poor condition. Additional sign inserts are needed in several locations.

WEB SITE: The status of the web site was discussed. Mr. Triplett will make arrangements to secure the domain name and will be reimbursed for his expenses.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:20 p.m. The next meeting of the Board of Directors will be April 16th at the Franconia Government Center at 7:30 p.m.

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