

Wellington HOA Annual Meeting Minutes

6/10/15

Paul Road School

Meeting began 7:00 pm

Attendance:

Board members: Carol Yacobucci (President), David Simpson (Vice President, Compliance Officer), Jim Newton (Director), Mike Stanko (Director, Grounds), Fred Palmeroni (Grounds), Devon Christopher (Treasurer), Mary Ellen Vore (Secretary)

Excused: David Jensen (Director)

Homeowners: 10 people in attendance

Agenda item	Discussion	Action
Meeting opened	Carol opening meeting. Explaining Board's interest in maintaining Wellington property value.	
Roll call	Completed	
Proof of Notice of Mtg	Completed	
Reports of Officers Treasure report	Devon reported (2014); [2015 (YTD)]: Revenue total: (\$30,096); [\$30,016] Annual dues: (\$25,843); [\$29,488] Special Assssment: (\$3,850); [\$528] Misc: (\$403); [0] Expenses total: (\$33,189); [\$14,595] Maintenance: (\$22,713); [\$5,186] Insurance: (\$1,915); [\$3,995] Taxes: (\$1,317); [\$725] Legal & Accounting: (\$6,489); [\$3,200] Misc: (\$756); [\$1,489] One time expenses: (2014) Paving: \$8,100 Fountain Repair: \$934 Inceased expenses: (2014) Legal Fees: \$6,149	

Treasurer report

Past Due Accounts 2014-2015

Special Assessment: 27 Homeowners;

Total amount: \$594

Annual Dues: 37 Homeowners;

Total amount: \$5,772

Past Due Accounts 2013 or Older

Annual Dues total amount: \$2,822

Cash Balances:

Checking: \$18,065

Savings: \$5,471

Report of BOD

Garage Sale

Thanks to Kim Bounomo for organizing Garage Sale.

Beutificaiton Committee

Pam Mitchell, co-chair, and Beutification Committee (7 members):
cleaned Paul and Marshall Rd entrances, trimmed bushes, planted flowers, transplanted trees to Pond.
Clean up day Sat at 8:30am
Plan to plant flowers/mulch Paul Rd entrance.

Future clean up days will be made.

Neighborhood Watch Committee

Wellington is identified as a Neighborhood Watch community.
Need volunteers.

Need volunteers.

Grounds report

Mike reporting repaved walkways; removal of trees/stumps along walkway. Mike explaining that the aerators in the ponds were original, repairs have been made over the years but anticipate new aerators and fountains will be needed. Using chemicals for algae control; asked mowers to keep grass higher around ponds, not to have grass clippings go into ponds.

Geese: we had suggestions from DEC. Starting with signs "do not feed the geese". Five signs have now been posted at the Ponds.
DEC suggests to get rid of eggs by

Encourage homeowners to not feed geese.

oiling them however we need people to assist with this.

Need volunteers

DEC also suggested deterring the geese prior to laying eggs by creating a nuisance through noise, laser lights on a consistent basis.

Need volunteers

We previously added "geese-be-gone" lights that have not worked well in deterring the geese.

Fish/Carp: we have received permit to stock the ponds for grass carp. These fish will assist in eating the algae. We will get the fish in September.

Unfinished Business:

Covenants

Dave reporting about the covenants that were put up for vote.

10.01 Homesite Use: 61% to keep as written

10.5 Sheds: 38% to amend

Current language is not enforceable

after 2 attorneys consulted.

10.08 Commercial Vehicles: 78% to amend

10.09 Fences:

75% voted to amend to include new materials

11.0 litigation to homeowners:

86% voted to amend

149 out of 226 homeowners voted.

151 votes in majority would be needed to amend a covenant.

We sent out reminders to respond.

We are restricted to keep the covenants written in 1987 due to not receiving a majority of votes needed to amend.

Sheds will be allowed. Attorney opinion is that covenant as currently written is unenforceable.

The Board will continue to enforce covenants that are violations of our by-laws.

We had person remove unlicensed vehicle.

Commercial Vehicles still pending.

Trash receptacles 2 are remaining.

Homeowners

Questions:

Q: How many homeowners do we have?

Ans: 226

Q: Are we going to bring litigation to violators?

Ans: Letter from Board first to correct violation, letter from attorney next, if needed will litigate.

Q: New tree plantings on Pond 1, will they damage the deck?

Ans: We do not believe they will get large.

Q: Dead tree near Pond 1 and 7 Cornwell

Ans: please send note via website

Q: Can a homeowner park his icecream truck in driveway 3 months out of year?

Ans: the Board does not have the power to modify or make concessions for individual homeowners. As noted, for those who voted 78% voted to keep restriction of commercial vehicles

Q: Can anyone put up a shed?

Ans: yes, but will need to follow town codes.

Q: Does the lawyer feel that we would prevail regarding Commercial vehicles?

Ans: yes, if the lawyer wants to proceed, we will.

Q: Why even pursue the geese and spend money?

Ans: geese are messy, attract predators. We have not spent a lot of money to date. If you can find the eggs early and oil them as the DEC suggested the geese would find other places to live, however, we need people to assist.

Q: What are dues next year?

Ans: \$156

Q: Are you raising the dues next year?

Ans: no

Q: Did we get a new grounds keeper this year?
Homeowner expressing seeing a difference in quality.

Ans: no, but maybe it's a new crew. Please send us notice via website of any comments

so that we can follow up.
We pay per mow, up to 7 days to keep
costs low.

Q: How much per mow?

Ans: \$650/mow. We have looked last year for
estimates and this was the lowest bid.

Meeting adjourned: 7:40pm