

Wellington HOA Meeting Minutes
Annual Meeting

7/7/17
Chili School
7:00pm

Attendance: Carol Yacobucci, Devon Christopher, David Jensen, David Simpson, Mike Stanko, Douglas Williams, Mary Ellen Vore

Excused: Jim Newton, Fred Palmeroni

Homeowners: 20

Agenda item

Discussion

Introductions

HOA Committee introductions.
Carol announced she is stepping down as President but will remain active.
Announcing David Jensen will become President following this meeting.

Financial Report

Treasurer reporting:
There are 226 homes in Wellington
Yearly scheduled activities:
May: garage sale
May through June: payment reminders
May through Oct: lawn maintenance
April through Nov: pond maintenance
July: collections
Sept: School taxes
Dec: Insurance premiums
Jan: county taxes
Feb: invoices are mailed
March: federal taxes

In 2016:
Revenue total: \$34,581

Expenses total: \$28,826
One-time expense: \$6,795
(landscaping/deck/trees)

In 2017 YTD:
Revenues total: \$41,003
Association dues: \$40,670
Special Assessment: \$22
Misc: \$311

Expenses total: \$13,533
Landscaping: \$4,755
Maintenance: \$8,799
Insurance: \$2,109
Taxes: \$720
Legal & Accounting: \$895
Misc: \$1,010

Cash Balances: \$33,400
Undeposited funds: 0
Checking: \$30,479
Savings: \$2,921

Notes:

2017 dues: 207 paid; 19 unpaid, amount due \$3,705
Final notice sent on 5/18/17 for 2017 unpaid
Collection agency process began 3/18/17 for 2016 unpaid

Homeowners Questions/
Comments

Q: Expenses for this year?
A: approximately \$31,000

Q: Do we have a reserve?

A: Anything left after expenses each year we try to use for ponds, trees or general maintenance.

Q: regarding tree planting, are they new trees

A: Took out 35 trees that were dead; planted 8.

We already lost 2. Planning on planting more.

On island of Oxford and White Oak, Ash trees will need to be taken down. Side of Wellington Ponds and Pond 1 has some trees that need to be taken down.

Website Update

Mike reporting:

Old website needed to be updated. Important documents: treasure report and bylaws are posted on the website.

Wanted to use for more communication and quick updates.

Have been using sandwich boards to have people look at website when there are updates.

Residents can get in contact with the Board through website.

Improvements

David S reporting:

Landscaping

Marshall and Paul road plantings have been done

Pond

Pond 1 we are looking at biologic remedy which will take 2-3 years before we see major improvement.

It won't look like Pond 2 because Pond 1 is shallow.
County came in and did some dredging.
Pond 2 is doing well.

Lawn Maintenance

New lawn care company. Common areas are being cut more frequently. Recommended to keep 5 foot barrier around ponds to keep geese out.

New lawn company is offering homeowners:
15% discount on mowing and 10% on landscaping and snowplowing

Culvert repair

Town has improved this area but will still remain wet due to low area

Waste Management

40 people showed interest and received lower cost.
Carol thanking Jim for investigating this.

Homeowners Questions/ Comments

Q: concerned hearing 3 years for Pond 1

A: just started using organics this year, should see reduced algae, not complete reduction. If this doesn't work we will need to go back to chemicals which is more expensive.
It would cost approx. \$15,000 to make the pond deeper.

Q: unsure why we are spending money on the fountain

A: The board can discuss this at the July mtg.

Homeowner: stating daughter has been cleaning the pond.
Wonder if other teenagers could assist.

Board: would welcome an organized group to take this project on. Could post on website.

Pending Projects

Deck

Surface is being replaced, railings by the end of this month.

Tree planting will continue as finances allow.

Traffic flow

Doug discussed the speed limits;

Town Highway Dept suggested to use Slow Down Sign that is placed on speed limit signs.

Sheriff dept has not responded to using radar.

4-8 weeks after applying for signs, at no cost.

Doug will follow through on Slow Down Sign.

Homeowners Questions/
Comments

Q: questioning about installing speed bumps
A: would like to not go that route due to wear/tear on mufflers;
snow plows.

Homeowners: agree that people are speeding
Board: could take down license and report to Sheriff dept
Homeowner: stating he will ask Sheriff Dept. best way to
proceed

Homeowner: put a message on the Website to watch driving
speed.

Committees

Garage Sale.
Carol thanking Kim Buonomo

Beautification Committee
About 3 years ago this committee began.
Pam Mitchell reporting the landscaping project at Paul and
Marshall looks good.
The community now has a need for debris pick-up. Would be
willing to set up a clean-up day.
Can we put something on website requesting help.
A: Once date is set we can put notice on website.

Homeowner: Stating a homeowner has picnic furniture
on front lawn. Stating homeowner has standing water in lawn
and does not want mosquitos.

Homeowner: stating the development has taken a down turn.
People are not taking pride as a homeowner.

Board: if we don't have a strict convent we cannot pursue
defects that homeowners exhibit.

Q: Why not change bylaws?
A: we tried a couple years ago but we did not get enough
homeowners responding to the survey. We need 2/3 of 226
homeowners in favor to change a bylaw.

Q: why not have a neighborhood watch program.

Homeowner: we used to have a block party.

Board: these require volunteers and we have tried to initiate
committees for these types of things

Q: could homeowners communicate with other homeowners?
Q: Could we get homeowners' email address?
Q: Was there a directory?

A: The directory could potentially be abused from non-homeowners. There are privacy issues to disseminating emails to all homeowners.

Homeowner: make member only on website

Board: we don't have a way to authenticate; hackers can get in.

Homeowner Questions/ Concerns

Q: the town did an aggressive plowing that damaged the lawns, should the Board contact the town

A: individual homeowner should contact the town. Can use the Town web site to notify them.

Meeting adjourned: 7:53pm