

Wellington HOA Annual Meeting Minutes

6/4/14

Paul Road School

Meeting began 7:00 pm

Attendance:

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

Homeowners: 25 people in attendance

<u>Agenda item</u>	<u>Discussion</u>	<u>Action</u>
	Jim opened up the meeting. Reviewed agenda. Explained the officers of the Board are volunteers, not compensated; the Board did not write the By-laws. The Board believes in the preservation of our property values and neighborhood. The Board manages the association to the best of our abilities as we interpret the By-laws as a collection governing body.	
Roll call	Board members introduced themselves.	
Proof of notice	written notice of agenda mailed 5/20/14	
Report of Officers		
Maintenance	Mike reported on proposed improvements: Walk pathways: The whole project would be \$5,700 Repair worst areas approx \$2,000-3,000 Two contractors have provided quote. Both would Remove existing sections, cut any tree roots, fill with rocks, Level and reseal. They recommend taking out 1-2 trees that are along the edge of the path at Pond 2. Paths were sealed 3 yrs ago. Can be resealed for \$2,100 or hold for now. Geese: Explained about pond lights. Different approaches to discourage geese: 1. Not mow around pond 2. Small fence around pond	

Agenda item

Discussion

Action

Pond 1: (pond near Paul Rd)
Receiving chemicals to decrease algae growth.
Pond 1 fountain is 15 years old.
Will need to replace fountain. May consider larger fountain or adding two smaller fountains. (\$5,000)

Pond 2: (largest pond with houses around pond)
Pond 2 has new fountain and is working well.

Pond 3: (small pond)
Air pump needs to be replaced (\$1,000)
Homeowner reports water is turning brown.

Items accomplished this year:
Pillars at Marshall Rd have been fixed.
Deck has been fixed and painted.
Wellington sign at entrance.
Vehicle ruts will be filled with fresh dirt, seeded.
A tree near the pond is being taken down.

Question: How often do they mow?
Ans: 10 day cycle

Question: Who is the lawnmower company?
Ans: Evergreen Landscaping

Question: Has the Board solicited other bids for lawn services?
Ans: yes, Evergreen is reasonable. We have a 2 yr contract.

Question: Has there been thought of using the large green space for another use?
Ans: in the bylaws the homeowners who back up into the green space have the option to purchase. Or 2/3 vote of homeowners (bylaw 6.05) would need to agree on what to do with the open green space.

Comment: Pond one has grass clippings not algae.
Reply: will provide feedback to mower company.

Comment: Homeowner reporting other homeowners are blowing grass clippings into pond.
Reply: Should you see someone doing this please ask them not to.

<u>Agenda item</u>	<u>Discussion</u>	<u>Action</u>
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Comment:	Grass clippings going into drainage ditches. Reply: Town would need to be notified.	
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Finance	<p>Devon reported the following: On average (last 5 years) Revenues (from dues): \$25,729 Expenses: \$25,537 Net: \$193</p> <p>Expense breakdown (for every \$1.00 in dues rec'd) \$0.71 Maintenance (lawn mowing, pond/fountain maintenance, landscape, tree/shrub removal) \$0.14 Insurance (liability for injury) \$0.06 misc expenses \$0.05 property taxes \$0.03 legal and accounting \$0.01 held in reserves</p> <p>Financial Outlook *revenues just cover expenses *inflation – property taxes, insurance *increasing legal costs for: By-law enforcement, filing liens for non-payment of dues *limited ability to fund needed improvements</p>	
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Question:	Are there people who do not pay the dues? Ans: yes there are a few. They will have lien on the home. The lien includes lawyer fees.	
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Question:	How many are not paying? Ans: 5-10 homeowners	
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Question:	Are the homes rental or owned? Ans: the Board is not aware of any rental properties	
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Topics of Discussion

2015 Dues	<p>Jim explained as the property is getting older more maintenance will be needed. The board can call for a special assessment up to a 19% increase which equates to approx \$22/homeowner. Section 2.02 the Board can reassign a special assessment.</p>	
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<u>Agenda item</u>	<u>Discussion</u>	<u>Action</u>
	<p>Approximately \$14,000 will be needed for improvements including fountains, sidewalks, landscaping.</p> <p>Jim expressing \$50/homeowner will allow us to complete all of the necessary projects.</p>	
Question:	<p>What about the contingency budget?</p> <p>Ans: we have \$6,000</p>	
Question:	<p>Could there be a special assessment and a moderate increase? For the purpose of meeting the costs of current needs and increasing dues only moderately annually.</p> <p>Ans: yes this can be a possibility</p>	
Comments:	<p>Homeowner expressing \$50 increase in dues is only \$8.00/month. This is not unreasonable if you want Wellington to look nice. Some homeowners may see a \$50 increase as a large increase. Homeowners expressing they would be willing to increase dues if they see improvements.</p>	
Question:	<p>How did the reserve fund begin?</p> <p>Section 6.06</p> <p>Ans: reserve fund was started the last time dues were slightly increased. We have been using some of the money for the current improvements.</p>	
Election of open Director's position:	<p>Jim explained the Board requires 3 Director positions, we currently have 2. Jim read the requirements of the Director position. Jim asking for volunteers.</p>	<p>After the meeting people had expressed interest. Jim will follow up.</p>
Development of Sub-Committees:	<p>Carol reporting:</p> <p>Current committees: Garage Sale and Welcome Committee. Thank you to Kim Buonomo for setting up garage sale.</p> <p>Proposed committees:</p> <p>Beautification committee:</p> <p>plant flowers at entrances, mulch, Spring clean up</p>	

<u>Agenda item</u>	<u>Discussion</u>	<u>Action</u>
	<p>Neighborhood watch: prevent crime, improve relations between police and the community</p> <p>Social committee: organize events</p>	
Questions:	<p>When did they start or stop the welcoming basket? How does the Board find out? Ans: When the homeowners pays the dues, and the Board is notified when someone sells.</p>	
Comment:	Not everyone has rec'd a welcoming basket.	Homeowners will sign up at end of mtg for committees. Carol will follow up.
By-law enforcement procedures:	<p>David S. expressing in order to keep Wellington as an upscale subdivision in Chili enforcement of By-laws are needed Trash receptacles, trailers, boats, unlicensed vehicle, sheds, commercial vehicle are violations. When violations are identified, the homeowner will initially get a letter from the Board asking for remedy of the violation. If the homeowner does not comply a letter from the attorney will be sent to the homeowners. If still no results then legal action will be taken. It will be the homeowners responsibility for Wellington's legal expenses should they lose the case. Unfortunately, attorney fees for these violations are borne at the expense of other neighborhood projects.</p>	
Question:	<p>For the boats is there a seasonal amendment? Ans: there is not. A boat cannot be stored outside of home.</p>	
Comment:	<p>Homeowners commenting on the violation letters they rec'd. Expressing the commercial vehicles are their livelihood. Unfortunately these are violations that were not addressed prior.</p> <p>To change By-laws a 2/3 vote of homeowners is needed. Section 6.05</p>	

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	David J. expressing the By-laws have been under vote 4 times previously to no avail. Last time was 7 years ago.	
Question:	Homeowner asking the procedures to change the By-laws. Ans: will need to meet with Board, have a 30 days notice, and write a specific By-law to vote on. Section 11.4	
Comment:	Homeowners expressing they want the community to not get deteriorated. Others in agreement.	
Question:	Homeowner asking about sheds in neighborhood. Ans: there is a NYS law (Article 20, Section 2001) Regarding certain covenants restricting use of land for any breaches to be brought within 2 yrs. Sheds that have been erect greater than 2 yrs will be legally difficult to have them removed.	
Question:	Homeowner asking about fences. Ans: wood or wire fences are addressed in the By-laws. Vinyl fences in the attorney's opinion would not be viable in court. The expense would be Wellington's.	
Comment:	Homeowner expressing to update website. Secure communication on the website.	Two homeowners volunteered to update website. Mike will follow up.
Question:	Will a Board member be member of a subcommittee? Ans: Board is willing to assist but the Board cannot be a part of everything.	

Meeting adjourned: 8:42pm