

Wellington HOA Meeting Minutes
Annual Meeting

6/1/16
7:00pm

Attendance: Carol Yacobucci, Jim Newton, David Simpson, Devon Christopher, David Jensen, Mary Ellen Vore

Excused: Mike Stanko, Fred Palmeroni

Homeowners:

<u>Agenda item</u>	<u>Discussion</u>	<u>Action</u>
Introductions	HOA Committee introductions	
Financial Report	<p>Treasure reporting: There are 226 homes in Wellington Annual dues \$156.00 Money is used for mowing, ponds, maintenance, taxes, insurance, legal</p> <p>Revenues total 2015: \$34,919 Expenses total 2015: \$36,571 One-time expense: fountain \$7,345</p> <p>Q: How many delinquent home owners in 2016? A: 41 home owners. We have now hired a collection agency.</p>	
Pond 1	<p>BOD reporting: Restocked pond with carp to eat algae. New Fountain is getting clogged due to Pond being shallow. It has been shut down to prevent damage. Town was contacted for assessment. Will have consult from Monroe Co Water Authority to get pond in better shape. To dredge pond would cost \$30,000. First step will try collar around fountain to stop algae from getting into fountain.</p> <p>Q: Fountain doesn't seem to do anything for pond.</p>	

A: New fountain wasn't in until end of season.
Waiting for Monroe Co Water Authority
recommendation.

Q: Is the reason depth? Will town help?
Fire dept is using it for practice.

A: It appears the depth is the issue.
Town is investigating. No date is set yet.
We got quotes from \$30-45,000 to dredge
pond.

BOD will follow
up with town and
Water Authority.

Q: How deep is other pond?

A: 8 feet. Pond 1 is 4 feet at its highest
depth.

Q: When was the last time chemicals
were used?

A: last year

Q: Is anyone aware that the storm sewer
is going into the Pond. If you look at
Pond 1, between Pond 1 and Pond 2,
there is no algae. Appears storm sewer
may be issue.

Homeowner will
send pictures to
Board.

Lawn Maintenance

BOD reporting:

Lawn mowing changed from 14 days to
12 days. Initially we were trying to control
costs since we pay per mow however it
created an unpleasant appearance of
common areas

We have asked for an estimate for repairing
bare spots with top soil and seed, have not
rec'd estimate.

BOD will follow
up with lawn
maintenance
company.

Committee

Beautification committee looking for
additional volunteers for cleaning up grounds,
mulching, planting flowers.

Contact BOD for
interest.

General Questions:

Q: Seeing more dead trees, grass not mowed.
Would like to see better upkeep. Willing to

Have increase in dues if budget is an issue.
A: Cutting trees is expensive. History of Wellington did not include an emergency fund.
As our community is aging we need to develop a reserve fund.

Homeowner: Beautification committee is getting quotes on cutting tree at White Oak Bend.

A: We are getting lawn mowed more frequently.

Homeowner: Maybe more people would pay if there was a one set fee with an explanation of the need. Addressing issues that are eye sores i.e. wooden sign

BOD: We can do a special assessment up to 19%.

BOD: we have yet to get previous special assessment and annual funds from homeowners.

Q: Are there individuals that can provide their services?

A: We need better communication and people to get involved.

BOD: We tried to get things passed previously but needed 2/3 vote and didn't get enough participation.

Q: In bylaws or town law to pick up after dog.

A: Not a bylaw

Q: Two of the lawn service men were picking up trash, is this a new lawn service.

A: Mike has been making sure current Service is doing a better job.

Q: What about the weeds?

A: Weed control would be cost prohibitive.

BOD: Most of our meetings are about money. If we do this we can't do that.

Q: How long is the process to increase the dues?

A: Dues are sent in Dec. A special assessment can be anytime.

Homeowner: If you send a note for an infraction, please put the date of the infraction.

BOD will put the date of infraction.

Q: What is the time line for garbage bins?

A: Can be out the night before, and placed in garage once picked up. Difficult to determine due to many garbage businesses in the neighborhood.

Meeting adjourned: 8:30pm