

WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.
APPROVED Board Meeting Minutes October 24, 2019

Board Members Present:

Brian Downey, President
Erin Dorman, Treasurer
Sarai Rivera, Member-At-Large

Board Members Absent:

Florence Daniels, Vice President
Thomas White, Secretary

Management Company Present:

Ernie Lightfoot, Community Manager

Others Present:

Sierra Sims, Recording Secretary

Owner / Members Present:

None

Call to Order:

Reaching a quorum the meeting was called to order at 7:09 PM.

Approval of Minutes:

- **Motion** to approve the July 25, 2019 Meeting minutes by Ms. Rivera, seconded by Mr. Downey. The motion passed unanimously.

Resident Open Forum:

None.

Board Member Items:

- Audit signed
- Snow Removal Contract signed.
- **Motion** to approve the contract with the website hosting service, Convergence by Mr. Downey, seconded by Ms. Dorman. The motion passed unanimously.

Management Report:

At the request of the Board, Management will:

- Forward confirmation/documentation that the pond drains have been cleaned.

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- Have the tree branch debris removed from the path behind Talavera (old playground location) following Spring trimming/pruning.
- Obtain and provide the remaining number of signatures required for Bylaw Ratification to the Board prior to the November Annual Meeting.

- Assure that the previously submitted and the following edits provided by the Board, will be applied to the draft Parking Resolution by counsel:
 1. Items from Section O will be moved to Section A, regarding Storage of Vehicles and Abandoned/Junk Vehicles.
 2. The overnight hours will be changed to begin at midnight and end at 5 a.m., not "at all times" should hang tags be displayed.
 3. References to the "handbook" will be removed from the document.

Management reported that:

- Trash and debris has been removed from Van Dorn down to Franconia Road.
- The audit has been reviewed and is ready for Board signature.
- They will review the current insurance policy terms and conditions and compare it to the newly received bid to confirm/notation any differences.

Executive Session:

- o **Motion** to enter into Executive Session at 7:57 p.m. by Ms. Dorman, seconded by Ms. Rivera. The motion passed unanimously.

- o **Motion** to exit out of Executive Session at 8:03 p.m. by Mr. Downey, seconded by Ms. Dorman. The motion passed unanimously.

Adjournment:

With no further business, the October 24, 2019 Board of Directors Meeting of the Wellington Commons Homeowners Association adjourned at 8:09 p.m. by Mr. Downey, and a proper second. The motion passed unanimously.

Approved By: _____

Date: _____