

WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.
DRAFT Board Meeting Minutes March 28, 2019

Board Members Present:

Florence Daniels, Vice President
Erin Dorman, Treasurer
Thomas White, Secretary
Sarai Rivera, Member-At-Large

Board Members Absent:

Brian Downey, President

Management Company Present:

Ernie Lightfoot, Community Manager

Others Present:

Sierra Sims, Recording Secretary

Owner / Members Present and Proxies:

Mike Hlywiak, Patrick Minnich, Anna Kashy, Jessica Timberlake, Sikander Mirza, Catherine Fitts, Donna Wiesner, and Julia Bellafiore.

Call to Order:

Reaching a quorum the meeting was called to order at 7:06 PM.

Approval of Minutes:

- **Motion** to approve the January 24, 2019 and February 28, 2019 minutes by Ms. Daniels, seconded by Ms. Dorman. The motion passed unanimously.

Resident Open Forum:

- **Clear Cutting of Talavera Wooded/Vine Area** – Owner concern over visibility from Backlick Road, marketability of homes, potential drainage matters, etc.
- **Fencing** – Owner concerns over fencing options.
 - **ACTION:** Ms. Dorman overseeing new handbook and determining alternative, cost effective options for fencing.
- **Parking** – Owners' concerns over strict and/or improper towing procedures/enforcement.
 - **ACTION:** Board to suspend towing with A-1 until a new resolution is in place.
- **Security** – Owner concern regarding insufficient privacy from trees along Parenham Way and potential safety/burglary matters.

WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.
DRAFT Board Meeting Minutes March 28, 2019

- **Pond Maintenance** – Owner concern over cleanliness of pond.
 - Management reported they remove refuse from in/around the pond 1x/month, but it is homeowner responsibility to maintain/keep clear of trash.
- **Speeding/No Trespassing Signage** – Owner concern over speeding/trespassing within the community.
 - Board reported that signage has been posted and issues still arise. Suggested calling the authorities if/when it happens.
- **Playground** – Owner reported more mulch is needed.
- **Common Area Handrail Painting** – Owner request on status.
- **Gazebo Arches** – Owner reported power washing is needed.
- **Replacement Pond Life Preserver** – Owner request on status.
- **Communal Trash Placement** – Owner reported that the area in front of their unit has become the communal location where trash is placed.
 - Owner suggested putting unit #'s on bins so that the proper owners can be notified with a violation letter when they leave their trash bins out. Owner reported that they have received violation notices for bins that do not belong to their unit.
- **Common Area Landscaping** – Owner recommended that 1) ivy should be placed with the flowers on the islands, as opposed to rocks, 2) less mulch should be applied to the base of trees, and 3) less standing water so as to not attract mosquitos.
 - Ms. Dorman reported that the new landscaping company will begin in April 2019.

Executive Session:

- **Motion** to enter into Executive Session at 8:12 p.m. by Ms. Daniels, and a proper second. The motion passed unanimously.
- **Motion** to exit out of Executive Session at 8:41 p.m. by Ms. Daniels, and a proper second. The motion passed unanimously.
- **Motion** to suspend towing with A-1 until new resolution is in place by Ms. Dorman, seconded by Mr. White. The motion passed unanimously.

Management instructed to request a proposal from the website company.
Handrails to be painted by owners in Spring 2019.

WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.
DRAFT Board Meeting Minutes March 28, 2019

The Board recommends approval of the ARC application to remove bush and not replace.

Adjournment:

With no further business, the March 28, 2019 Board of Directors Meeting of the Wellington Commons Homeowners Association adjourned at 9:06 p.m. by Ms. Daniels, and a proper second. The motion passed unanimously.

Approved By:  Date: 6/27/19.