

**WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.**  
**DRAFT Board Meeting Minutes July 25, 2019**

- Entrance light out at Franconia and Wellington Commons Drive.
- Southside light of kiosk at Wellington Commons Drive to be replaced with LED lights soon.
- Dead tree on Van Dorn marked for removal.
- Fallen tree on Staples Mill has been moved and will be hauled away between August 5<sup>th</sup> and 6<sup>th</sup>.
- Management to follow up on firewood stacked in common area.
- Weeds noted on Talavera island and between sidewalk cracks.
- Faded and chipped parking spaces and yellow curbs.
- Common area handrail painting complete.
- Splintering wooden walkway railings near 6172 Wellington Commons Drive.
- Power washing and repairs of gazebo.
- Proposals received for erosion areas from landscaping companies, but it does not include bush whacking behind Talavera.
- Board agreed to new parking resolution that will go to legal for review prior to implementation. Management to ask legal how to enforce owner use of reserved spaces prior to using unreserved spaces.
- Management to request landscapers to show Board how to clear pond pump in between regular cleanings.
- Add camera installation to ARC guidelines.
- Minutes to be added to new website once up and running.
- Replace plastic on kiosk for flyers.
- Remove paint cans left at kiosks.

**Management Report:**

**At the request of the Board, Management will:**

- Provide an updated list regarding Governing Document ratification.
- Send letters to all homes on Perringham and add flyers to kiosks regarding leaving trash bins out/putting bins out too soon.
- Place flyers to kiosks regarding keeping dogs on leashes.
- Follow up on LED lights for the gazebo.
- Use Ms. Daniels' water line for power washing of the gazebo and reimburse for water usage.

**Drainage Proposal:**

- o **Motion** to approve drainage work to be performed behind 6113-6133 Wellington Commons Drive (\$13,402) and 6138 – 6155 Wellington Commons Drive (\$8,400), for a total of \$21,802, contingent on a one-year warranty by Ms. Dorman, seconded by Ms. Daniels. The motion passed unanimously.

Management to obtain an updated contract that includes warranty/conditions verbiage for drainage as opposed to landscaping services. Following successful completion of

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the above work, the Board will then consider drainage work for the other areas noted in the proposal.

**Adjournment:**

With no further business, the July 25, 2019 Board of Directors Meeting of the Wellington Commons Homeowners Association adjourned at 8:10 p.m. by Ms. Daniels, and a proper second. The motion passed unanimously.

Approved By: B. Daniels

Date: 10/24/19