

WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.
APPROVED Board Meeting Minutes January 23, 2020

Board Members Present:

Erin Dorman, President
Sarai Rivera, Member-At-Large
Melissa Gilbert, Secretary

Board Members Absent:

Peter Arapov, Treasurer
Thomas White, Member-At-Large

Management Company Present:

Samantha Winterstine, Stand-In 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 7:32 PM.

Resident Open Forum:

None.

Board Member Items:

- Expired tag grace period verbiage updated from "one month and a day" to "30 days". Specificity will be provided to towing company (ie. months with 31 days).
- Next Board Meeting to be held on 2/27/2020.
- CD maturing on 2/6/2020. Ms. Dorman and Mr. Arapov to be signers on the accounts.
 - o **Motion** to approve the reinvestment of the maturing CD on 2/6/2020 into a 9-month Money Market account at 1.8% interest, by Ms. Dorman, seconded by Ms. Gilbert. The motion passed unanimously.
- Fee for replacement parking tag(s).
 - o **Motion** to approve the parking tag replacement cost in the amount of \$100, by Ms. Dorman, seconded by Ms. Gilbert. The motion passed unanimously.

WELLINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.
APPROVED Board Meeting Minutes January 23, 2020

Management Report:

At the request of the Board, Management will:

- Assure that the Reserve Study is added to the budget and all previously discussed updates/adjustments to the budget will be performed.
- Have an electrician inspect and provide an estimate for replacement for all lights out at community kiosks, the gazebo, and the front entrance sign
- Have the landscaping company survey the trees in the community in need of trimming (6130 Wellington Commons being one of them), provide an estimate, and then have a notice sent to the community for certain parking spots/areas to be empty so that proper trimming can take place.
- Request an estimate for proposed tree plantings and a survey of existing trees in the community to note health and sustainability.
- Speak with counsel about options for verbiage within the proposed new Parking Resolution regarding commercial vehicles.
- Speak with counsel about the addition of a caveat for electric car charging stations in the Parking Resolution.
- Review the violation spreadsheet and assure that the correct notices were/are sent to the correct owners.
- Reach out to Verizon and Cox to repair/replace all exposed cable boxes in the community common areas.

Adjournment:

With no further business, the January 23, 2020 Board of Directors Meeting of the Wellington Commons Homeowners Association adjourned at 8:22 p.m. by Mr. Dorman, and a proper second. The motion passed unanimously.

Approved By: _____

Date: _____