

Wellington Trace Homeowner's Association Board of Director's Meeting

Minutes

March 20, 2017
6:30 pm

| BOARD OF DIRECTORS | | |
|---|----------------------------|---------|
| NAME | POSITION | PRESENT |
| Christopher Watkins | President | Present |
| Steve Shugarts | Vice President | Present |
| Douglas Browning | Treasurer | Regrets |
| Jen Shell | Member at Large | Present |
| Heather Siefers | Secretary | Present |
| RESIDENTIAL REALTY GROUP, INC. (non-voting) | | |
| Cathy Price | Association Managing Agent | Present |
| Linda Collins | Assistant Managing Agent | Regrets |

| TOPIC | RESPONSIBLE | DISCUSSION | ACTION |
|------------------|-------------|---|---|
| Called to Order | C. Watkins | | C. Watkins made the Motion and all were in favor to call the meeting to order at 6:31 PM. |
| Roll Call | C. Watkins | | C. Watkins took roll call of the Board |
| NEW BUSINESS | | | |
| Financial Review | C. Watkins | C. Watkins reviewed the current financial statements. | |
| Minutes Review | C. Watkins | February 2017 meeting minutes were reviewed via email by the board. | February 2017 meeting minutes were approved unanimously via email prior to the meeting. |
| 2017 Pool Passes | C. Price | The updated Pool Pass applications will be mailed out along with the updated pool policies. In the notice residents will be asked if they retained their 2016 pool passes to use them for the 2017 season, color coded "2017" stickers will | <i>ACTION: Management Company to mail out pool pass notification and updated pool policy/rules.</i> |

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| | | be issued to those who still have the previous year's passes. The only change to the 2017 pool policy is removing the restriction of only 2 children per adult. | |
| Property Taxes on Pool/Clubhouse | C. Price | Effective 10/28/16, WT is exempted from paying taxes on the pool/clubhouse property. A credit was issued for the July tax payment in the amount of \$1,490.84. | |
| Budget | C. Price | <p>Updates:</p> <ul style="list-style-type: none"> • SDAT negotiation on tax exemption saved \$5,843 and new pool management company will save \$18,437 this year. Combined these two changes will result in an annual savings of approximately \$27,000 in subsequent years. • WT was significantly under budget on snow removal this year. | |
| Doodie Calls | C. Price | It was requested by a homeowner to increase the frequency of Doodie Calls pickups. It was determined that the park station can was being missed however this was addressed with the company. The Board agreed to wait to see if this resolves the issue before making changes to the pickup schedule. | |
| OLD BUSINESS | | | |
| Tennison Drive Lighting | C. Price | The Right-of-Way Agreement was signed and returned to Potomac Edison. The trench | |

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| | | inspections still need to occur. Once trench inspection is complete the lighting will be ready in 4-6 weeks. | |
| HOMEOWNER’S FORUM | | | |
| No homeowners were present at the March meeting | | | |
| CLOSED SESSION | | | |
| Legal Matters | C. Price | Pending legal matters were discussed in a closed session with the Board. | |
| Adjournment | C. Watkins | | The meeting was adjourned at approximately 7:19 PM. |

Respectfully Submitted,
Heather Siefers