

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

Minutes

October 10, 2017
6:30 pm

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

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 6:32 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.	<i>Action Item: Management Company to provide month to month change in Delinquency Assessments in Financial Report</i>
Minutes Review	C. Watkins	September 12, 2017 meeting minutes were reviewed by the board.	C. Watkins made the Motion to approve the June meeting minutes. D. Browning seconded. A vote was held and the motion passed unanimously.
Pool Furniture	C. Price	Management company brought in a catalog for the board to review to choose replacement pool furniture for the 2018 pool season.	<i>Action Item: Board to meet in December to select furniture.</i>

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Tot Lot	C. Price	Need to put together a budget for 2018 Grant funding.	<i>Action Item: Playground committee to be convened to choose new playground equipment and develop the grant budget.</i>
Pool Bathroom Renovation	C. Price	No new updates. The Board and Management Company will need to do a walk through to determine scope to obtain comparative bids. Included in the pool renovations will be new umbrellas, funbrellas and picnic tables/benches.	<i>Action Item: Management Company to have information by the November meeting.</i> <i>Action Item: S. Shugarts to provide information on contractors.</i>
Pre-approval of 2018 Proposed Budget	C. Price	The proposed 2018 HOA budget was reviewed by the Board. The Board proposed increasing HOA dues by 3% to cover the increasing costs of community upkeep. The board also discussed updating the clubhouse, specifically replacing the old TV with a wall-mounted flat screen model (including cable) and upgrading the TV to a larger model in the weight room.	C. Watkins made the Motion to increase the HOA dues by 3% for 2018. J. Shell seconded. A vote was held and the motion passed unanimously. C. Watkins moved to upgrade the TVs in both the clubhouse and weight room. S. Shugarts seconded. A vote was held and the motion passed unanimously.
Pool Management Contract	C. Price	High Sierra submitted a renewal contract for the 2018 pool season. The contract has increased by 3% over last year.	C. Watkins moved to approve the High Sierra 2018 pool management contract. S. Shugarts seconded. A vote was held and the motion passed unanimously.

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Landscaping Contract	C. Price	Brightview's current contract expires on December 31, 2017. The Board would like to entertain bids from at least 3 contractors before making a final decision on 2018 landscaping services.	<i>Action Item: S. Shugarts to provide the contact information to PVP to provide a bid for landscaping services.</i>
OLD BUSINESS			
Tennison Drive Lighting	C. Price	All lights have been installed.	
Tree Pruning	C. Watkins	All tree pruning has been completed in the common areas and along sidewalks.	
HOMEOWNER'S FORUM			
N/A	N/A	There were no homeowner questions posed during the September meeting.	
Adjournment	C. Watkins		The meeting was adjourned at approximately 6.59 PM.
CLOSED SESSION			
Architectural Hearing	C. Price	A closed hearing was held with the Board to discuss an architectural denial appeal.	
General Legal Matters	C. Price	Pending legal matters were discussed in a closed session with the Board.	

Respectfully Submitted,
Heather Siefers