

Wellington Ridge Homeowner's Association  
General Meeting Minutes  
November 7, 2003

*November 07, 2003*

*General Meeting*

**Board Members Present:**

Karen Autochovich (President), John Hodge (Vice President / Treasurer), Steve Schunzel (Secretary), Eric Kinne (ACC)

**Board Members Absent:**

Jim Hommel (ACC)

**Call To Order** – 7:01 pm

Karen Mentioned that Paul Muske had to resign from the board due to other time commitments.

**Old Business**

No old business to report.

**Treasurer's Report**

John presented the Treasurer's report.

- No outstanding bills (after mail pick up snafu)
- \$10,957.81 balance (\$9,500 - 2002 balance)
- \$7,000 low point (2/4/2003)
- Monthly expenses:
  - Water - \$200
  - Power - \$358
  - Landscaping - \$600
  - Bank fee - \$5
  - Voice mailbox - \$20.07
  - TOTAL - \$1183
- Expenses last 6 months:
  - Painting mailboxes - \$675
  - Summer BBQ - \$200
- HOA dues will be sent out in January
- A question arose regarding the landscaping billing and if it would be prorated in the winter. Ron Richards with Gig Harbor Landscaping explained that is not prorated as he provides continuing service other than just mowing – fertilizing, pruning, etc.
- It was explained by Karen that Ron's company was the only one to provide a bid on landscaping to the HOA and that any other company or person is welcome to provide another bid.

**Vice President's Report**

There was no Vice President's report

**ACC**

Eric Kinne made a presentation regarding the activity level of the ACC in the past 6 months:

20 Letters submitted for approval

4 for fence construction

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- 2 for storage shed construction
- 2 for swing set construction
- 2 for landscape improvements
- 7 for painting approval
- 3 for siding improvements

### **President's Report**

- Karen presented the new phone directories and to notify any board members if there were any mistakes.
- Karen also gave a reminder to slow down in the neighborhood.
- Karen addressed the concern that there would be new construction in Tract H. She had called the county and they had said that it was a dead issue. However she mentioned that if someone ever reapplied that we would petition it and that it probably would not go through. She offered for anyone with further concerns to call the voicemail or her home.
- It was brought up that there was illegal dumping of compost in Tract E. Tract E is owned by the HOA and has a responsibility to maintain. It was determined that a stop dumping sign would be the best way to communicate that it was illegal to dump. Karen proposed that the HOA purchase the sign if less than \$60. The motion passed unanimously. **(Action: Karen)**
- Karen brought up a dog droppings problem. She explained that Gig Harbor has a poop law and added mitt dispensers throughout the city and that Canterwood has implemented a similar program with success. The costs are \$60 for a sign and a little more for mitts. She felt that the neighborhood just needed a little education on the problem and that should take care of most of the culprits. She also added that we simply couldn't just put out trash cans because it is illegal to dump fecal matter of any kind. She asked for permission to experiment with one sign & mitt distribution area. **(Action: Karen)**
- Nominations were made:
  - Chris Walther (VP)
  - Earl Smith (ACC)
  - Karen submitted her nomination ballot.

### **General**

- Floor opened for general comments
- Chuck Vaughn of lot 56, thought that while it was a good idea for the dog poop post, it would be a waste of time & money as he felt that the only people who would use it are the ones who aren't a problem now.
- Eric Pickett of lot 11, asked about locked mailboxes. Karen responded that she has looked in this issue extensively and the models that are accepted are too wide for the mailbox houses with ten boxes in them. Eric Pickett thought that rebuilding the houses would be worth it. Steve Schunzel pointed out that there are 6 houses with 10 boxes in them. Karen said that she thought it was around \$70 per mailbox. She then proposed a motion to explore the possibility of getting the box houses re-built. It was seconded by John Hodge. A firm figure for mailboxes will go out with the dues notice. **(Action: Karen)**
- Eric Kinne mentioned that there is a few more homes being rented in the neighborhood and that to call the ACC to report any maintenance problems.
- Chuck Vaughn raised a concern about yard tools lying against the house should be covered.

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- Eric Pickett asked if there were any more car thefts. Karen said that she hadn't heard of any more problems and that there were less incidents of lawn jobs or Halloween pranks this year. Eric then suggested the following tips:
  1. Park car in garage
  2. Don't leave your garage door opener in car if you are parking outside.He also said that he noticed a white truck driving very slowly through the neighborhood during the day that appeared to be scanning for houses with no one home.
- Karen and Ron Richards (landscaping) discussed some of the 2004 projects:
  1. Repair Tract A fencing – Needs more bids. Previous bids were too expensive.
  2. Landscape maintenance comes before beautification projects.
  3. If we had surplus money the following could be done:
    - Lighting the sign at the front entrance.
    - Tract I
    - BBQ in August
    - Easter Bunny
- Ron mentioned that the front entrance was wired for Christmas lights if anyone wanted to donate any. Karen volunteered to find lights as she thought it would be neat too have some.  
**(Action: Karen)**
- Meeting adjourned 8:35 pm.