

Wellington Ridge Homeowner's Association
2005 Fall Meeting Minutes
November 16, 2005

Board Members Present:

Chris Walther (Co-President), Paul Muske (Co-President), Jennifer Schunzel (Treasurer), Steve Schunzel (Secretary), Earl Smith (ACC Chair), Jim Hommel (ACC)

Board Members Absent:

Mike Marr (ACC)

Call To Order – 7:02 pm

General Business

- Chris conveyed a thank you to residents who follow the CC&R's and keep homes looking nice.

Treasurer's Financial Report - Jen

- See WRHOA Income Statement (Attached)
- Successes – All homes but one have paid dues. The remaining home has had a lien placed on it after trying to work with the homeowner many times.
- Donated a set of monkey bars to the new Purdy Playground at Purdy Elementary (\$150).
- Projected balance on 1/31/06 - \$8,040.74. Based on a previous decision to keep no less than **\$4000** in the account that would leave approximately \$4000 for projects.

President's Report - Chris

Recent Board Accomplishments

- Planted Escallonia hedge at entrance
- New Phone directories distributed
- Aerate grass landscaping (planned for annual maintenance)
- Pruned trees along Tract E (approved, scheduled)

Tract H Status

- HOA Letter sent to David Morris asking to remove debris – no response received.
- Ryan, Sells Uptegraft letter to David Morris deadline of Oct 15 to remove debris.
 - Notes: Rob McKenzie last homeowner with key to gate Per Karen R.
- Obtaining bids to remove concrete, gate and posts and install chain link fence.
 - It was recommended that we install a black fence.

Landscaping proposals

- Sign lighting (\$2700 initial + \$300 annual maintenance)
- Sign safety improvements (Barbary, etc. \$1250)
- West side of entrance (\$600 to install Vinca Minor after St. John Wort failed 2 years ago).
 - After discussion it was decided that the sign lighting will be postponed and the safety improvements should come before the west side of entrance.

Misc. Notes:

- There was an inquiry if bill amounts were same as last year as well as water usage – Jen didn't know the answer off-hand.
- There was a discussion about Tract I (Across from Jim H.). A low maintenance solution with native, drought resistant plants and river rock will be examined by Ron. He will work on the numbers and present them to the board at a later date.

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Vice President's Report- Paul

Sign Work

Paul had received 3 bids to either refurbish or replace the front sign, which is showing signs of serious deterioration. It was noted that the kids at the bus stop were also contributing to the worsening of the sign condition – emphasizing that landscape improvements noted above need to be adopted. Details of the bids are attached.

Discussion:

- Oil penetrating stain was recommended to treat finish
- All new signs would be made of cedar.
- Funds are available now.
- It would take roughly 3-4 weeks for the sign to be removed, duplicated and installed again.
- It was unknown whether any of the bids involved any guarantees.
- Karen R asked if the work could begin after the 1st of the year.
- Steve put forth the following motion:
”The board should choose Bid #1, 2nd option (\$3550), so long as the work will begin after the 1st of the year.
- The motion was approved with one opposed.

Request for nominations for open board positions

- There are 5 open board positions for next year (VP, Secretary and all ACC).
- Steve presented a nomination form for people to fill out if interested in serving on the board – no takers.
- Chris cautioned that we don't want the board to dissolve, because once it's gone, it's next to impossible to rebuild.
- If no nominations are received, board members will begin a grass roots effort to recruit replacements.
- Karen R. volunteered to call 20 homes to drum up support.
- Ballots will be mailed in the January dues letter.

Mailbox compliance

Greg F. raised the idea about giving a \$20 rebate to homeowners that already have bought and installed the secure mailboxes. The board initially was not in favor, simply because that would leave an approximate hole in the budget of \$800. This will be discussed at a later meeting.

ACC Report - Earl

ACC caught up – no outstanding issues other than the orange car on lot 25. Earl is following up with the owner of the house. Lot 50 has some issues that are currently being addressed.

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Street Parking

There has been a dramatic increase in homeowners parking on the street. It was pointed out that the public is technically never allowed to park in county right of way, however it is difficult to enforce.

- Chris had put together a violation notice for board members to put in the windshield of cars that are habitually parked in the street.
- It was also suggested to the general audience to report habitual offenders to the police.
- The board only responds to complaints, so please contact the HOA if there is a problem.

Other

Website Update

- Steve would like to update the HOA website and provide a domain (address) of wellingtonridgehoa.org. This is of minimal cost (<\$50/year) and would make the site more accessible.
- Steve asked for suggestions, but didn't receive any. His idea was generally well received however.

Drain Field Question

Becci P. asked about HOA responsibility for maintaining Tract E, which is also her drain field. Chris thought there was some language about it on the plat map, but nothing definitive was found. It was suggested that she look up her drainage "As-Built" map at the County Health Dept. to see if there was anything there. There was some discussion as to what level of maintenance is expected, but nothing was determined.

Dog Issue

Karen R. announced that she had received a call from Mrs. Gagnon (lot 1, Div 1) about kids harassing her dogs. The board had also received a complaint and Earl had checked it out. He had found that the opposite was the case – when the kids walked by, the dogs became very agitated and aggressive. He said he would follow up with Ms Gagnon, suggesting that she may look at a kennel to keep the dogs contained.

Bus Stop Duty

Behavior at the bus stop of middle school kids was discussed. It was determined that a note should be put on the website/newsletter reminding parents that they are responsible for their children while at the bus stop.

- 8:24 meeting adjourned.