

Wellington Ridge Homeowner's Association  
2006 Spring Meeting Minutes  
April 20, 2006

**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** – 7:00 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 1/1/2006 through 4/19/2006 (Attached)
- Successes – All homes but six have paid dues. Notices will be sent the first week of May via certified mail that liens will be placed on these homes. The lien will be the 4<sup>th</sup> attempt at contacting and trying to workout a payment plan.
- Projected balance in Jan 07 - \$7,774.89. Based on a previous decision to keep no less than **\$4000** in the account that would leave approximately \$3700 for projects.

**President's Report - Chris**

Recent Board Accomplishments

- 144<sup>th</sup> Bank enhancement Vinca Minor
- Sign Landscape Improvement

Tract H Status

- David Morris has removed fence, signs and concrete debris from WR property. Steve had done unofficial measurements of the new fence and it appears to be located properly.

Landscaping Proposals

- Front sign lighting – Add landscape, vandal proof spotlight with permit to area in front of sign. Add river rock, tear out 125 sq ft of turf, add ½ yd soil, 1 yd fine bark. \$2700. Will check with Ron to see if quote is still good as it is over a year old.
- Sign color (to go with above). Add additional annual flower color to area under sign, 3x per year. \$300 per change out. Chris wondered if this may be too much. Will talk to Ron about it.
- Tract I – Jim Hommel had obtained one quote to spruce up tract I. Included in the proposal is scraping out approx 4-6 in of top soil, adding approx 70 yds of bark, add new native vegetation and self sustaining trees. It was noted that Jim will get at least 2 more quotes. It was asked if weed mat and gravel may be an alternative. Jim would look into that. He has a little time, as this will be a fall project.

Neighborhood Garage Sale

- Will be May 12<sup>th</sup> – 14<sup>th</sup> (Mother's Day weekend). Chris' wife Michelle will head this up. Ad will request no early birds, beginning after 9am Friday (after school bus leaves).
- After discussion, it was decided that the 14<sup>th</sup> won't be included.

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2006 Spring Meeting Minutes  
April 20, 2006

## **Vice President's Report- Paul**

### Sign Work

- Entrance sign replaced in January by Alvord Signs of Gig Harbor. Total cost \$3862.40.
- Messages received on WRHOA voicemail (253.596.8282):
  - House and landscape improvement authorization requests
  - Escrow companies requesting dues owed on properties
  - Neighborhood suggestions and complaints. All were encouraged to continue to keep making phone calls and sending e-mails. This is the proper method to get action by the WRHOA board.

## **Misc Business**

### Board Position Vacancies

- Secretary – Linda Richards had called to express her interest in the Secretary. A motion was called by Paul and was 2<sup>nd</sup> by Earl. No opposed to her nomination. Steve will contact Linda to transfer documents.
- ACC position 1 – Tony Gaxiola was nominated by Jim Hommel. He accepted his nomination. A motion was called by Paul and 2<sup>nd</sup> by Earl. No opposed.
- ACC position 2 – Chuck Vaughn was nominated by Paul. He accepted his nomination. A motion was called by Chris and 2<sup>nd</sup> by Earl. No opposed.
- ACC position 3 – Jim H. later accepted a proposal to stay on board until November.
- President – Chris also agreed to stay on as VP until November or until a replacement is found.
- Welcoming Committee Volunteers: Below are residents who volunteered to relieve Jen of the Welcoming Committee task. Jen will contact them to discuss the process.
  - Elizabeth Hoey (lot 53)
  - Sharon Marr (lot 75)
  - Lori Hagerty (lot 74)
- Annual Picnic – Paul Akulschin (lot 2) volunteered his area for the annual BBQ. Steve mentioned that he could help him with the supplies. Paul can decide the date and other logistics.

### Website

- Steve mentioned that the WRHOA has a new website (<http://www.wellingtonridgehoa.org>), which is meant to be a comprehensive resource for the homeowner in WR. In there you can find CC&R's, Maps and other relevant links/documents. Steve also solicited for people to visit it and suggest any things they would like to see. Though he leaving the board as Secretary, he will continue on as webmaster.

## **ACC Report - Earl**

ACC caught up – no outstanding issues.

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2006 Spring Meeting Minutes  
April 20, 2006

Chris brought up the following issues that should be followed up on:

- Maintenance of Structures and Landscaping – CC&R Article IV, sec 4.2
  - *Houses need to be maintained or will be subject to fines detailed in the Fines for Covenant Violations, see:*  
(<http://wellingtonridgehoa.org/documents/Treasurer/FinePolicy.htm>).
  - *Septic improvements/approvals are the domain of the Pierce County Health Dept and do not need HOA approval.*
  
- RV Parking – Article IV, sec. 4.3
  - *Revisit the issue with new board. Many examples of homeowners taking advantage. Lot 4, Div II is an example of working with the board toward a common solution. The consensus of the board and other attendees is that RV's without written approval from the WRHOA board are in violation and will be subject to fine. Chris will contact the WRHOA lawyer to see what legal grounds the board has.*
  
- Vehicle On-Street/Sidewalk parking - Article IV, sec 4.3
  - *State law states no vehicle can park on the thoroughfare or right of way. Again this is tough to enforce. The board only needs to target the systemic violators. A plan of enforcement needs to be created.*
  
- Garbage/Recycle/Yard Waste containers in view – Article IV, sec. 4.5
  - *Chris stated that he has noticed many incidents of garbage apparatus being permanently stored in plain view. This is an easy fix for homeowners: Work with ACC to build a simple fencing structure to shield/disguise the storage area if there is no room in garage.*

### **Floor Comments**

- It was asked if one needed to leave personal information when submitting a complaint. It was answered that all complaints will remain confidential, but please leave contact information in case the message is scrambled or if there is a question.
- It was asked if the WRHOA deals with dog barking/nuisances. There is a section in CC&R's that deals with pets, but it recommended that one tries the following:
  - Contact neighbor with nuisance pet directly, either with a note or verbally.
  - Contact sheriff. This is mainly for documentation purposes.
  
- 8:07 meeting adjourned.