

# Wellington Ridge Homeowners Association Annual Meeting

November 8, 2006

The annual meeting was called to order at 7:00 p.m. by President Chris Walther.

Board Members Present: Chris Walther – President

Jen Schunzel - Treasurer

Jim Hommel - ACC

Tony Gaxiola - ACC

Lynda Richards – Secretary

Homeowners Present: Lot 14 – Carla Horta

Lot 12 - Pete & Renate Legresley

Lot 4 - Dustin & Kati Smith

Lot 13 – Becci Pifer & Steve

Lot 19 - Bud & Barb Lewis

Lot 15 - Larry Claflin

Lot 38 – Karen Reed

Lot 78 – Gaeer

Lot 75 - Sharon Marr

Lot 76 – Ed Santana

Lot 43 – Earl Smith

Lot 21 – Dick & Pam Stowers

Lot 17 – Steve Schunzel

Lot 8 - Jon Morvant

Lot 2 - Paul Akulschin

Lot 60 – Doug Blair POA for Ryan Blair

Lot 85 - Greg Freelander

Lot 56 – Chuck Vaughn

Lot 59 - Steve Schultz

Item #1: Introduction of Lianna Collinge of Association Management, Inc. Ms. Collinge took several minutes to describe what services her management team would supply to our HOA, and answered questions from members. Main tasks of the company will be:

- . Sending letters to homeowners out of compliance with the CC&R's and follow-up to the letters until infractions are resolved.
- . Make sure that all documents are current and in compliance with applicable laws.
- . To correspond with Home Owners for any reason that the HOA deems necessary.
- . Pay bills, collect annual dues, and impose any liens or fines for non-compliance or nonpayment.

The company **will not** take place of the Board, which will remain the governing body. The management company will reduce the workload of board members, and will help maintain consistency.

Rates will be stable at the minimum amount of \$500.00 per month, and there are no other costs except usual costs for office supplies, postage, etc. Either party can cancel these services at any time with a 30 day notice.

The management company will deal with Rental properties in the same manner as other properties (i.e. directly with the Homeowner).

Item #2: Jen Schunzel gave the treasurer's report along with the proposed 2007 budget with an increase of \$70/household – to allow for the hiring of the management company and to adjust for increases in landscape maintenance and other utility increases.

The Homeowner's reviewed and ratified the budget.

Item #3: Landscaping improvements were discussed. New lights on the Wellington Ridge sign have been installed and are working. New improvement project for 2007 will be adding landscaping along 149<sup>th</sup>. This will be a 2 phase project, to be finished by 2008. Homeowners approved this project.

Item #4: Sharon Marr reported on the Welcoming Committee, including Lory Haggerty and Elizabeth Hoey. The committee delivers plants and the CC&R's to new owners to welcome them to the neighborhood.

Item #5: Nominations for vacant board positions:

President – Dustin Smith

Vice President – Larry Claffin

Treasurer - Dani Akulschin

ACC Position 2 – Steve Fogel

ACC Position 3 – Dick Stowers

Also nominated: Steve Schultz – was not voted to the Board

Item #6: ACC Issues and general questions and concerns. Project to fix the capstones on the front sign is still going on. Signs for foot traffic to stay off the sign and surrounding landscape will be forthcoming. It is the duty of homeowners to encourage people to stay off these designated landscape areas, due to a lot of damage and vandalism.

At issue is the problem of dogs roaming the neighborhood and posing a threat to neighbors. If dogs are loose and appear to be a menace, please dial 911 and the dispatcher will connect you to the proper authority. If you know the owner of the dog, please encourage them to keep their dogs “under control and on a leash” as per county ordinance and state law.

The ACC will look into a faulty fence of one of the dog owners at question.

Item #7: Dustin Smith received the Target gift card for \$50 from the drawing.

The meeting adjourned at approximately 8:30 p.m.