

Wellington Ridge Homeowner's Association  
Board Meeting Minutes  
January, 5, 2007

Meeting Convened at 7:00 p.m. at Lynda Richards house – Lot 49

Present:

Chris Walther, Out-going President  
Dustin Smith, Co-President  
Jen Schunzel, Out-going Treasurer  
Jim Hommel, Out-going ACC  
Steve Schunzel, Webpage builder  
Lynda Richards, Secretary  
Steve Fogel, ACC  
Dick Stowers, ACC  
Katie Cheney, AMI Assoc.

Absent:

Larry Claflin, Co-President  
Dani Akulschin, Treasurer  
Tony Gaxiola, ACC

- Meeting opened with Chris Walther giving exiting remarks on business still pending. Encouraged new board members to get the CC&R's and By-Laws for the community off the web page. It is important to read and review, becoming familiar with them in order to address issues more expeditiously.
- Discussed on-going issues with Lots 48, 50 and 25 regarding yard maintenance and general upkeep. Katie will be sending out letters to homeowners to remind them of the lack of compliance. ACC needs to look for action on these lots within 30 days.
  - o Lot 48 claims to be selling. Katie will ask for a specific time line. Dick and Steve will look for competing landscaping bids to be acted upon if owner does not comply with CC&R's.
- Other issues that came up included:
  - o Lot 67 and 92 – Dick will speak with home owner of Lot 67 in a couple of weeks. A letter will be sent to lot 92.
  - o Lot 3 needs a letter re: painting.
- It was determined that new board members will peruse the neighborhood and let each other know of “problems”. Once the urgency has been decided, Katie will either send letters, or ACC members will visit and let the owners know of the issue.
- Chris also brought up the status of the “No Outlet Sign” which was incorrectly placed after the storm. Katie will follow up with the county on that.
- Chris will relinquish the capstones from the entry sign to Dick who will find someone to “re-grout” them. He will call Tony G. regarding their re-installment.
- It was decided that we will allow people to make installment payments “as needed”. Katie will handle. A late fee of \$15 will be assessed to any one on

- an installment plan, but no “handling fee” will be added. It was decided that we would offer a quarterly installment plan.
- Katie mailed postcards regarding the removal of recycling bins and garbage cans. She will be mailing a similar postcard in a month or so regarding parking.
  - Katie will be sending an updated data sheet of the residents. She will check in to the possibility of creating a new directory. If she is unable to, she will let Lynda know. Lynda will contact Ruth who has put the directory together in the past.
  - It was decided that Katie will send out “new neighbor” packets, but she will contact the “Welcoming Committee” (Sharon Marr, Lory Haggerty and Elizabeth Hoey) to say hello and bring plants to new neighbors.
  - It was decided that Katie will disconnect the phone line for the answering machine since few calls were coming through that way. Calls will be directed to Katie instead.
  - Any Webpage updates will go through Steve Schunzel. The webpage has received approximately 1200 hits. People are using it nation wide.
  - The Board generally meets once a quarter. A new meeting date and time will be determined by the new board.
  - The use of the management company, and Katie in particular, is a huge asset. We will continue with the use of the management company.

A big thank you to the outgoing board members Chris Walther, Jen Schunzel, and Jim Hommel, for their efforts to maintain the integrity of our community these past 3 years! They have gone beyond the call of duty.

Meeting adjourned at approximately 8:15 p.m.