

Wellington Ridge HOA Board Meeting Minutes
February 27, 2007
7:00 p.m. @ 14715 48th Ave NW (Lot 49)

Call to order at 7:00 p.m.

Members in attendance:

Larry Claflin – Co-President
Dustin Smith - Co-President
Tony Gaxiola – ACC
Dani Akulschin – Treasurer
Lynda Richards – Secretary

Members absent:

Dick Stowers – ACC
Steve Fogel - ACC

- Discussed concerns regarding Lot 48 and 50. Both lots are up for sale and are pending. Dustin will speak with Karen Timpani – the selling agent – regarding the HOA concerns on upkeep and maintenance of landscape. Will try to encourage some sort of “deal” with buyers that there will be progress in bringing both pieces up to the CC & R standards within a reasonable time frame. Dustin will also discuss this next step with Katie.
- Need to follow up on Lot 25. Need a second letter.
- Discussed beginning Phase I landscaping on 149th. A concern that homeowners aren’t paying their dues and determined we needed to find out where we stand on that before giving Ron Richards the go-ahead to begin. Dani will get us that information from Katie and we will vote to begin via e-mail. A non-response will equal a yes vote.
- Dick will work on the capstones on the front sign as soon as weather permits.
- “No Access” sign will remain in its current location re: county.

New Business:

- Dustin brought up the possibility of changing insurance companies for liability insurance. He will discuss current policy with Katie and getting an estimate from a couple of other insurance agents.
- Discussed parking issues brought to our attention at Lot 39. Tony was going to look into it, there was confusion about the lot and whether or not it was the right one.

- Lawn maintenance was brought up. Need to send out a post card reminder re: lawn fertilizing, aeration, and overseeding. Larry will look in to getting a discount at either Cenex or Stroh's. Would like Katie to send out a flyer reminding neighbors about revitalizing their lawns. Also need to add to the reminder about getting approval for any painting for Spring and/or Summer. Must have board approval for any major landscaping or painting project. The ACC members need at least 30 day advanced notice.
- Lot 8/Division II – car parked on the side of the house, in the yard – directly out of compliance. Larry will talk to owner.
- Lot 3/Division II – Dustin will talk to him about unfinished paint job.
- Larry will talk with Katie re: legality of the CC & R's and if they need to be updated in any way.
- Need Ron Richards to write a little “blurb” for the web page and possibly for a newsletter.
- Need to also remind homeowners to make sure they have working light bulbs in their lamp posts.

Next meeting will be on May 1, 2007 @ Dani Akulschin's home (Lot 2/Division I)

Agenda items will include: - 4th of July Parade
-Welcome Committee

Meeting adjourned at approximately 8:30 p.m.