

Wellington Ridge HOA Board Meeting Minutes
June 12, 2007 – 7:00 p.m. @ 14715 48th Ave NW (Lot 49)

Call to order at 7:00 p.m.

Attended by: Larry Claflin – Co-President
Dustin Smith – Co-President
Dick Stowers – ACC
Steve Schunzel – Web Design
Steve Fogel – ACC
Lynda Richards – Secretary

Absent: Tony Gaxiola – ACC
Dani Akulschin – Treasurer

Discussed the following:

- Paint Palette revisions need to be amended to the CC&Rs in writing. Ask Katie to make sure that it is posted as an amendment and have it put on website.
- The board unanimously voted in favor of the form submitted by Dick Stowers for approval of landscape and paint by the ACC. There will be a link put on the webpage and it will go straight to ACC Members, who will in turn take action.
 - The ACC will keep a copy of request approval or disapproval in file by Lot #.
 - ACC will keep a hard and an electronic copy so future boards won't be in question.
- Dick Stowers will go speak with Ron Milner – Lot 5, Div. II regarding issues that are “out of compliance”.
- Steve will be achieving past meeting minutes on the webpage, only have the most current. Steve will also be happy to post pictures of events and homes as requested by board members.
- The board approved the Newsletter. Lynda will make changes for final approval and get them distributed to mail kiosks.
- Dustin and Larry will meet with Katie or Lianna regarding clarification of AMInc.s responsibilities and jurisdiction. Sending pressing issues on to AMInc. will be continued, but otherwise, complaints and comments will be filtered through the ACC or Larry and Dustin first. If no resolution is made, then the appropriate people will let Katie know.
 - We will ask Katie to send Doc's from past 2 years to Dani to keep and file by lot # any issues – so documentation will be more easily accessible to the board.
 - Board will ask Katie to give Dani current financial information regarding dues paid and other expenditures.
 - Katie needs to pass on new home owner information to Elizabeth Hoey, Lory Haggerty, and Sharon Marr (the welcoming committee).
- Lot 29 is painting their house. It has been approved by ACC. Need a completion date?

- Out-of-compliance Issues that have been “grandfathered in” are not transferable to new home owner.

Meeting adjourned at 8:35 p.m.