

Wellington Ridge HOA Board Meeting
August 14, 2007 - 7:00p.m.
Lot 49 - Lynda Richards' home

- Call to order - 7:00 p.m.
- Board Members in Attendance
- Presidents - Larry Claflin and Dustin Smith
- Treasurer - Dani Akulschin
- ACC Members - Steve Fogel and Dick Stowers
- Secretary - Lynda Richards

- Tony Gaxiola absent

- Old Business:
 - Larry and Dustin are still working on a meeting with Lianna with AMInc. to discuss protocol for management of HOA.
 - Dani will ask Katie for old files to be looked over and organized to determine what actions have preceded incoming boards to aid in the effort to consistently monitor homes and make decisions based on history.
 - Lot 79,67 & 71 continue to be out of compliance. Larry will call Homeowners and discuss procedures. If they do not comply within 30 days we will have Katie send letters.

- New Business:
 - Lot 35 is putting on a new roof that hasn't been approved by ACC. Steve or Dick will talk to owner.
 - Lot 73 & 78 need to be asked about painting... Dick or Steve will check.
 - Larry, Steve and Dustin will post signs ordered by previous Board to encourage people to stay off landscaping and clean up after pet waste.
 - Larry will call realtor of Lot 5 regarding the advertisement of Lot as having "RV Parking".
 - Homeowners need to be reminded to replace bulbs in lamp posts when they bum out.
 - Dani brought up the current overages in the 2007 budget. Areas of concern include:
 - Tax preparation
 - Overage on landscape project - Ron Richards will be asked to resubmit a new bid on planting the landscaping piece.
 - Lots 62 and 47 are past due on paying HOA dues –will be asked to comply or a lien will be placed on home. Lot 65 is 3 years in errs and is currently selling home. Need to check on lien and make sure it is in place. (Dani will handle).

- Dani will also talk with Jen Schunzel re: tax prep. and getting a copy of the phone numbers and addresses for owners of homes, including the owners of rentals.

- Annual Picnic!
 - Dani is taking care of the annual Summer picnic, which will be Saturday, August 18th from 4:00 p.m. - 6:00 p.m.
- Next meeting scheduled for Oct. 9, Tuesday, at 7:00 p.m. at Lynda Richards' home. The Annual Meeting will be main agenda item.
 - Annual Meeting will be. November 13, Tuesday, at 7:00 p.m. at the Fire Station on 144th.
 - There are two board positions that will be opening
 - Secretary
 - One ACC position

Meeting adjourned at 8:10p.m.