

Wellington Ridge Homeowners Association
Annual Meeting
November 14, 2007
7:00 p.m. Purdy Fire Station

Meeting was called to order at 7:00 p.m. by President Larry Claflin.

Board members in attendance:

Dustin Smith - CO-President
Dani Akulshin - Treasurer
Dick Stowers - ACC Member
Tony Gaxiola - ACC Member
Steve Fogel - ACC Member
Lynda Richards - Secretary

HOA Members present: 9

Questions from the floor on the proposed 2008 budget - where do the dollar amounts come from? The existing budget comes from the moneys received from annual dues. Fines and fees are not considered a part of the yearly revenue for the HOA, thus are not figured in to the budget amount. New expenses caused the necessity for trimming some areas of the budget to make room for those expenses in other areas. There is no increase in the budget for 2008.

- All homeowners present okayed the budget. There was not a quorum so we will wait for more ballots to be counted.

Two Board positions are currently empty - the secretary and one ACC position. There were no nominations for either position from the floor, and no write in candidates, so those positions still remain vacant. Homeowners are encouraged to contact the Board if they are interested in being on the board in the capacity of one of these positions.

The next phase of landscaping along 146th street will be barking. Due to increase in costs for materials, we have had to reestablish the phase structure. Shrubs will be planted next fall - do to lack of irrigation along that portion of green space.

Parking on the sidewalk continues to be a problem. Cars are unable to get through easily. Please be sure to park all vehicles in driveways and encourage guests to park in driveways as well whenever possible. This is also a hazard for emergency vehicles - they can not pass through streets easily.

There is also problems with the new Purdy Elementary bus stop, which now picks up children in the development off of 50th street. Children are running around and dashing in and out of the street, and the bus has no appropriate place to turn around. Several homeowners have already called the bus barn, as

well as Larry Claflin. We need to continue working with the transportation department to insure the safety of our children.

The website now has current forms for any yard or building changes. Please go to the website to download these forms when requesting to make changes or additions.

Please remember that the Board's job is not to "police" the neighborhood. If you see homes out of compliance with the CC&R's, please speak to the homeowner and let them know your concern. If you still have a problem then contact a Board member through the website and we will try to resolve it in the best way possible. Then the problem will go to the management company, if an issue remains.

Meeting was adjourned at 8:25 p.m.