

**Wellington South HOA  
Board Meeting  
November 1, 2019**

The Wellington South HOA Board of Directors Meeting was called to order at 6:02 pm. A quorum was present with all Board Members in attendance

**Homeowner Forum:** None

**Approval of Minutes:** Since there is a quorum at this meeting the Board reviewed the minutes from December 2017, April, June and August meeting minutes. A motion was made and seconded to approve all of the minutes. Motion passed 100%.

**Financials:** The Board reviewed the 2019 budget. The budget was presented with the option of an annual assessment versus monthly in hopes to reduce the costs for the year in legal fees and other mailing fees for collections. PPS will do research on the abilities to assessment and how frequently. The Board will make the final decision at the next meeting.

**New Business:**

*Resolutions Outside of the meeting:* Christie made a motion and Eric seconded to approve the action taken outside of the meeting per the spreadsheet presented by Christie. Motion passed 100%.

*Tree Plantings:* Christie reported that Mr. Stevens wanted to plant a tree in the open space this Spring. He will discuss with his neighbor to make sure it is ok. The Board is concerned about future maintenance. Christie will reach out with the concerns.

*Offer to Purchase Land:* An individual offered to purchase the land. The Board declined their offer.

*Pool for HOA Property:* table discussion

*ACC Committee:* Board Members are requested to respond to all requests. Christie will continue to send reminders to Board Members. Eric wants to make sure the Homeowners are putting the paint numbers on their submittals.

*Newsletters:* Christie provided a new calendar with only 3 Board meetings and 1 annual meeting. She thinks that with newsletters and schedule for the year provided to the Homeowners with the year events. There was a discussion about functions and Board involvement moving forward.

*Hill/Hill Update:* Mr. Hill reported that the Old Baskerville decree has been vacated and it wasn't worth preserving. Hill will send copies to the Board Members. With regards to the town, Hill suggests that the HOA get the landscapers to talk to the town attorney to find out what they are wanting and to let them know that it isn't necessary, or at least find out what the town wants to see. The landscapers were at the town meeting and there is still no resolution to this topic. Chris can mention to the town that everything is functioning properly as it. PPS will reach out to Greenspaces and see if they are willing to do that. Brad March also questions whether or not the HOA can sign off on the Declaration changes. The town only has one vote within the HOA and they didn't even vote on the changes in the first place. Mr. Hill stated the Glen Boyd is still around and the 9/13 judgement for \$18,700. Hill state that he is going to request to appear for assets to try and get money from him.

*BNSF* – There was concern with the railroad crossing on George Bush. It was discussed that the railroad has been notified already. Christie will send out the number to the HOA to make sure homeowners know who they can call to complain about the state of the crossing.

The Wellington South HOA Board of Directors meeting was adjourned at 7:08 pm. The next meeting will be the December 19, 2018 at 6pm.

Respectfully Submitted,  
Sandra Oldenburg  
Community Manager, CAM