

Meeting Minutes

Date 6/20/05

Wellington Homeowners Association

TOWN HALL MEETING

Attendees:

David Jensen: Director, President

Pedro Sosa: Director

Dan Melville: Director

Al Burke: Vice President

Dan Whalley : Secretary

Deb Brewer: Treasurer

Agenda

- Introductions
- Board Structure
- Wellington Board Myths
- Financial Review
- Questions and Answers
-

Ongoing discussion items(Previous Meeting)

- Red Bud Issue
 - Concerns
 - Kim B. very concerned about brush, weeds, raccoons, moles, and standing water in the new development
 - Possible safety issue regarding kids fishing in the pond. Weeds prevent clear view to the pond.
 - Possible health issue due to standing water
 - Concern about people cutting through yards from new development to Wellington
 - Marked trees by Perna being brought down
 - Perna not following agreed to buffer
 - Options/Solutions
 - Discussion about barriers – no clear decision made in favor of one option. Possible options discussed:
 - Fence
 - Trees (different variations)
 - Berm
 - Would like to bring a recommendation to the town of Chili
 - Would like to possible negotiate a sharing of cost with Perna the town and Wellington (1/3 each)
 - Bylaws committee to put together a list of possibilities and develop a survey to distribute
 - Kim mentioned she will call the town to complain – Dan Melville will place a follow-up call to the town

Notes:

- 34 People in attendance

Board Meeting Discussion:

Questions and Answers:

Question:

Pedro Sosa – 27 Cheviot Lane

How can we dissolve the association? What would happen if we did?

Answer:

It would require 2/3 vote and then it would have to go to a management committee resulting in higher association fees.

Question:

Pedro Sosa – 27 Cheviot Lane

How can we change the Bylaws?

Answer:

2/3 vote is required for any Bylaw to be changed.

Question:

Mike Botsis – 39 Toni Terrace

Why did the legal fees go up this year?

Answer:

Due to the legal action needed to remove the shed.

Question:

Mike Botsis – 39 Toni Terrace

Why are there still shed in the development?

Answer:

No action was taken within the required 2 year statute of limitations.

Question:

Mike Botsis – 39 Toni Terrace

Can we conduct voting at meetings?

Answer:

Yes, as long as we still have 2/3 vote required for any change in the bylaws.

Question:

Mike Botsis – 39 Toni Terrace

The shed did not bother me, why did it have to come down?

Answer:

The board acted on complaints filed by homeowners in the community.

Question:

Mike Botsis – 39 Toni Terrace
Do we always need 2/3. vote?

Answer:

No, election of board members does not require 2/3 vote.

Question:

David Stumme – 47 Cornwall Crossing
Please provide an update on the treating of the ponds.

Answer:

Permits have been approved effective 6/20/05. The ponds should be treated in the coming weeks. We have gone through a learning curve this year and it will not always take this long for the ponds to be treated.

Question:

Bev Giarrizo – 40 White Oak Bend
Has there been a decision on the lines and the digging that is going to be happening on Marshall Road?

Answer:

The board will follow up on this question.

Question:

Kim Buonomo – 18 White Oak Bend
Status on the Red Bud development development.

Answer:

- Engineer came to her house
- Confirmed Perna submitted different plans to the town for approval than she was given
- Perna is not required to change anything since it was built to the submitted and approved plan
- Perna is not currently selling homes in the development and expects it to stay in its current state for the foreseeable future.

Question:

Dan Whalley – 38 Toni Terrace
Please provide an update on the sidewalk resurfacing and the status of the common area between Toni Terrace and Wellesey Knoll.

Answer:

Sidewalks will be finished in sections and the board is considering what action to take on the common area behind Toni Terrace because most people do not know it exists.

Question:

Sue Sattler – 7 Cheviot Lane
Are the circles common area or town property?

Answer:

They are town property. Sometimes our mowing company will mow them, but you should call the town with any questions or concerns regarding them specifically.

Question:

Kathy Coons – 20 White Oak Bend

Does the association carry liability insurance?

Answer:

Yes

Question:

Kim Buonomo – 18 White Oak Bend

Is the Red Bud issue dead?.

Answer:

No, not as long as there is still interest within the community and as long as homeowners are willing to take collaborative action.

Question:

David Stumme – 47 Cornwall Crossing

Why should homeowners have to pay for the Red Bud problem?

Answer:

Good question; we would like to work with the town and Perna to come up with a solution that benefits everyone. But our community must work together to accomplish this.

Action Items

	Action Item	Responsibility	Due	Comment
1	Appointment of Deb Brewer	Board	4/25/05	Appointment Unanimous
2	Call vendor regarding the treatment of pond 3 – get pricing	Kathy Jensen	5/15/05	
3	Investigate sweeper for walkways	Dave Jensen	5/25/05	
4	Call to John regarding lawn fertilization (not within 50' of ponds)	Dan Melville	5/15/05	
5	Send mail to DL to verify addresses	Dave Jensen	4/30/05	Complete
6	Call town as follow up to Kim Buonomo complaint regarding Red Bud	Dan Melville	5/15/05	