

# **WNNA General Membership Meeting Meeting Minutes**

**March 17, 2022 via Zoom and in person at First Christian Church**

## **I. Call to order**

President, Jenna Stewart, called to order the semi-annual general membership meeting of Wellington Northeast Neighborhood Association at 7:05pm on March 17, 2022.

## **II. Awards Presentation**

Awards (certificate of appreciation, planter and Lowe's gift card) presented to the following individuals for past and continued service to the association:

*Robert Place* for serving as Treasurer for 8 years, assistance with updating and amending the covenants and bylaws and currently serving as Section 1 representative

*Elizabeth Davenport* for past service as Secretary, creating a master database, assistance with updating and amending the covenants and bylaws, helping with publishing newsletters and currently serving as a member of the Grounds and Common Areas Committee

*Tim Goggin* for past service as Treasurer, current chair of Capital Improvements Committee and current Section 13 representative

*Mark Hodson* for long time service of chair of Architectural Committee and assistance with updating and amending the covenants and bylaws

*Ryan McIntosh* for service on Pool Committee, installation of energy efficient lights, multiple repairs to poolhouses, meeting with gate access system company and contractors at both pools and management of 2021 pool software system

## **III. Reading of proposed minutes from September 2021 meeting**

September 2021 minutes will be voted on for approval together with these meeting minutes, as part of the ballot at the September 2022 meeting.

## **IV. Treasurer's Report, Mike Masnyk**

Presented a financial review for January – December 2021. 2022 budget (approved at September 2021 general meeting) is exact same as 2021 budget with the exception of \$53,000 additional income. Additional income is a result of the \$100 general dues increase that took effect 1/1/2022 and will go towards reserve fund.

Actual Income for 2021: \$155,608.22	Budgeted Income for 2021: \$143,100.00
Actual Expenses for 2021: \$21,771.53	Budgeted Expenses for 2021: \$24,285.00
Actual Grounds for 2021: \$26,521.60	Budgeted Grounds for 2021: \$38,500.00

Large portion of increased income for 2021 came from increase in recreational members. Expenses for 2021 had a one time line item of \$1,800 for Stony Creek feasibility study. Reserve savings account has \$120,368 and operating account has \$104,560. Operating account will continue to increase as dues are received for 2022.

## **V. Government Liaison Update, Greg O'Connor**

South Allisonville Road Trail: \$2.6 million value, with \$2.2 million from federal government. Goes from Wellington Pkwy to 5 point roundabout. Drainage improvement, new water line installation, lift station improvement. In May, 7 day closure on Allisonville, 14 day closure in June, with reopening prior to 4<sup>th</sup> of July. Tree clearing has already been completed, construction set to begin in April with expected completion by fall.

146/Allisonville interchange: 2 season project, 18-24 month beginning this fall. 3 month closure of Allisonville Rd, affecting all Wellington neighborhoods. Allisonville will go over 146<sup>th</sup> St. with a roundabout at top of interchange. Hope to have a temporary traffic light at Herriman and Greenfield to assist with traffic flow.

SR 37 progress: 146<sup>th</sup> interchange to be completed by late summer; 131<sup>st</sup> interchange mid to late summer. Continuing to make good progress.

Nickel Plate Trail: bid has been submitted to DNR for paving trail from 146<sup>th</sup> St. to Pleasant St. Project will start as soon as funding received.

## **VI. Committee Reports**

- Architectural Control – Mark Hodson  
4 approvals have been given so far for 2022
- Nominating and Elections – Elizabeth Davenport  
Planning a similar voting process as last year due to continuing with hybrid meetings. August 1 is projected date for nomination forms to be emailed and posted to website for return by August 15. Slate will be published in fall newsletter. Election will then take place at September general meeting.
- Capital Improvements – Tim Goggin  
Extra \$53,000 will be added to reserve fund this year as a result of the general dues increase and will continue to build to that fund. Committee has been meeting regularly and have a master plan to present to executive committee first and then neighborhood—including resurfacing North tennis and pickleball courts;

- replace south pool and bathhouse and then remove South tennis courts and replace with shelter similar to that in the East park.
- Covenant Compliance – Jenna Stewart  
Anticipate upcoming covenant compliance violations in regards to recreational vehicles, tall grass, etc.
  - Digital Communication – Jennifer Johnson-Kenny  
Will continue to use zoom and looking to make part of website password protected
  - Grounds and Commons Area – John Rexrode  
Completed removal of 3 trees between North tennis courts and pool over the winter. Clean up day will be scheduled for late May. Mowing and landscape bids have been received for summer work. Still actively working on getting landscaping lights replaced at Allisonville Road entrance, this has been an ongoing issue for over a year due to the lines constantly getting cut by contractors.
  - Pools – Ryan McIntosh  
Are no longer using Acquatic Management, have signed a new contract with Carter Pool Management Company. Equipment is being examined by Carters to ensure everything is up to date. There is a small \$5,000 increase from prior contract but will no have lifeguards Friday, Saturday and Sunday There are also increased costs for chemicals due to inflation. Pools will be opening Memorial Day weekend and closing September 18. Open 9am-9pm with possible adjustment later in summer due to getting darker earlier. May be able to open again at 8am for lap swim, are currently working with Carters on that. Pool parties will be held again this year, only 1 pool at a time and will be managed by Carters with a 2 week timeframe. Cost is still being negotiated due to having to hire a special lifeguard for pool parties. Carters does offer swim lessons during public swim hours. Carters is also willing to host pool movie nights twice a month, we can also potentially have adult pool movie nights. Have 3 more tables to go out to pools, will have 6 tables with umbrellas total at each pool. In discussions to replace pool interior lights and South pool diving board.
  - Social – Jenna Stewart  
Anticipate resuming hosting social events
  - Welcoming – Dixie Justice  
26 new homeowners for 2021. 2 homes for 2022 so far and 4 homes pending.

## **VII. President's Report, Jenna Stewart**

Volunteers are needed for the neighborhood. Need to engage with everyone in neighborhood so they feel welcome and involved.

## **VIII. Adjournment**

President, Jenna Stewart, adjourned the semi-annual general membership meeting of Wellington Northeast Neighborhood Association at 8:19pm on March 17, 2022.

Next semi-annual general membership meeting will be held September 22, 2022 at 7pm at First Christian Church and via Zoom.

Minutes submitted by: Melissa Ralph, Secretary