

WNNA General Membership Meeting Meeting Minutes

March 25, 2021 via Zoom

I. Call to order

President, Jenna Stewart, called to order the semi-annual general membership meeting of Wellington Northeast Neighborhood Association at 7:01pm on March 25, 2021 via Zoom.

II. Opening remarks – Jenna Stewart, President

- Reflection of 1st six months in office
- Thank you's to Officers, Section Reps and Committee Members

III. Reading of minutes from September 2020 meeting – Melissa Ralph, Secretary

- Minutes from September 2020 meeting were read
- No motion made to adopt minutes due to meeting being held via Zoom.

IV. President's Report – Jenna Stewart, President

- Information resources for WNNA residents
 - Website
 - www.wellingtonnortheast.com
 - Password: WNNA-2021!
 - Website has current newsletter, upcoming events, parks and pools information, documents (covenants, by-laws, dues forms, maps, annual financial reports, general membership meeting minutes), officers and section reps names and contact information
 - Covenants
 - found on website under documents tab
 - can request a paper copy from section rep or officer
 - Bylaws
 - found on website under documents tab
 - can request a paper copy from section rep or officer
 - Neighborhood map
 - found on website under documents tab
 - can request a paper copy from section rep or officer
 - utilize map to determine what section you live in to identify your section rep

- Newsletter
 - published two times a year, in March and September prior to semi-annual general membership meeting
 - can receive via email or a paper copy – indicate request on annual dues notice
 - has upcoming events, pools information and contact information for officers and section representatives
- Overview of association
 - Association has 2 purposes, to enforce covenants and maintain amenities
 - Governing documents
 - Articles of Incorporation
 - Covenants – governs restrictive covenants, covenant enforcement and architectural improvements
 - Bylaws – governs amenity maintenance, budget, reserve fund, assessments and dues increases
 - Communication to and from the Association
 - 2020-2021 Officers: Jenna Stewart – President, Nick Vetor – Vice President, Rob Place – Treasurer, Melissa Ralph – Secretary
 - Section Representatives can be located using neighborhood map to determine which section you live in
 - Phone numbers for officers and section representatives can be found in the newsletter
 - Email addresses for officers and section representatives can be found on the website under the contact tab
 - Homeowner comment period at board meetings

V. Architecture Committee Report – Mark Hodson, Architecture Committee Chair

- 26 approved requests in last 12 months, this is an increase of 50% from prior year
 - Sheds – 9; Pools – 2; Home additions – 4; Gazebos – 2; Windows – 1; Patio – 5; Solar Panels – 2; Driveway Expansion – 1
- Unapproved requests are not tracked. There are very few requests not approved, most common example would be a shed that is too large or too tall per covenants
- All approved requests have not yet been completed. This is due to a change of mind, delay due to weather or financial reasons.
- Most of the communication to the architecture committee are general questions from homeowners who are planning or thinking of planning a home improvement.

VI. Vice Presidents Report – Nick Vektor, Vice President

- New Wifi is being installed at both pools, moving away from AT&T UVerse due to intermittent service issues and customer service challenges
- Met with Taylored Systems to understand new ISONAS Pure Access software updates. A plan is being developed to activate rec members when dues are paid to ensure pool access is granted only when payment is confirmed received by our CPA.
- Water at both pools being turned on within the next week, which will allow us to schedule bathroom enhancements (new toilets) with a certified plumbing contractor.
- Multiport valve at the South Pool filter needs to be replaced. It was leaking water through the top of the multiport. Parts being ordered to save us \$\$\$ and a quote is pending from a certified plumber.
- Rec Memberships are starting to trickle in from 2021 dues notices. No total numbers tallied yet.
- LIFEGUARDS are needed! Pool company are in process of conducting interviews.

VII. Treasurer's Report – Rob Place, Treasurer

- 2020 ended with our financial situation in better shape than the previous year, with both increased revenue and decreased expenses contributing to this improvement
- We collected ~\$8000 more than last year from Recreational members, mostly as a result of over 30 new residents that will be paying mandatory Recreational dues.
- The net increase in revenues was \$11,753 over last fiscal year
- On the expense side, normal yearly expenses such as landscaping, mowing, accounting services, insurance, and utilities have all generally been in line with expectations. We went over-budget on legal expenses (~\$1100) but under-budget on pool-related expenses (~\$2800)
- The main project for the year was the installation of gated security systems surrounding the two pools at a cost of nearly \$11,000. The board decided again to hold off on any other major projects - including repairing/replacing the South Park tennis courts - in favor of adding to our savings.
- The net decrease in expenses was \$10,241 over last fiscal year
- Accounts Receivable are at \$2200 as of 12/31/20, last year it stood at \$1756. There are 12 residents total that are late on dues; 3 of these 12 are more than 12 months in arrears.
- Total assets are \$110,387 as of 12/31/20, an increase of over \$41,000 from 12/31/19.

- A Capital Project Committee has been formed to identify, analyze, and prioritize these projects in a fiscally sound manner. Tim Goggin, former WNNA Treasurer, is heading up this committee.
- The 2021 Budget was passed by the WNNA board on 1/28/2021.

VIII. New Business

- Assessments and Dues Increase
 - Proposed increase will be \$100 for everyone – increasing general membership amount to \$260 and recreational membership to \$500 a year
 - Proposed increase is due to capital improvements needed
 - Timeline
 - April/May – board to finalize amount of proposed dues increase and vote on reserve study
 - June/July/August – communicate proposed dues increase to all homeowners
 - September – vote on proposed dues increase
 - Brief discussion had regarding timeline and communication to neighborhood as well as amount. Dues increase not being formally introduced at this time.
- Stony Creek restoration and dam removal feasibility study
 - Study is being conducted by Hamilton county to restore natural flow and remove dam
 - County has requested monetary contribution from WNNA. Board is reviewing request.
 - For more information visit www.hamiltonswcd.org/stony or call 773-2181
- 2021 Easter Egg Hunt
 - Saturday, April 3, 2021, 10 am, East Park
 - You are encouraged to stay home if sick or part of a vulnerable population.
 - Facial coverings are required unless
 - Under the age of 2
 - Anyone who has trouble breathing or is unconscious
 - Anyone who is incapacitated or otherwise unable to remove the cover without help
 - All attendees must engage in social distancing. Utility flags will be in place to model safe social distancing. Please pick a flag and stay in that area

- Hand sanitizer will be available, and all participants will be encouraged to use hand sanitizer prior to event

IX. Adjournment

President, Jenna Stewart, adjourned the semi-annual general membership meeting of Wellington Northeast Neighborhood Association at 8:05pm on March 25, 2021.

Next semi-annual general membership meeting will be held on September 23, 2021 at 7pm at First Christian Church or via virtual attendance.

Minutes submitted by: Melissa Ralph, Secretary