

# **WNNA General Membership Meeting Meeting Minutes**

**September 23, 2021 via Zoom and in person at First Christian Church**

## **I. Call to order**

Vice-President, Nick Vektor, called to order the semi-annual general membership meeting of Wellington Northeast Neighborhood Association at 7:05pm on September 23, 2021.

## **II. Opening remarks – Nick Vektor, Vice-President**

- Nick Vektor conducted meeting due to unforeseen circumstances of President Jenna Stewart. Meeting is being held for informational purposes only, no voting will be conducted as all voting is taking place via ballot due September 30, 2021.

## **III. Reading of minutes from September 2020 and March 2021 meetings**

- Minutes were not read. Minutes, as part of the ballot, were sent with the newsletter to all homeowners for approval.

## **IV. Budget**

- Budget not presented for a vote. The dues increase, on the written ballot, was sent with the newsletter to all homeowners for voting.

## **V. Officer Reports**

- President, Jenna Stewart - not in attendance. President's report was included in newsletter sent to all homeowners.
- Vice-President Nick Vektor. 264 recreational members for 2021. Updated poolhouse bathrooms and diving stand at north pool. Used same aquatic management company with good results, especially financially.
- Secretary, Melissa Ralph – All contact information, particularly email addresses need to be up to date in the master database. Send contact info to update to [wannahoa@gmail.com](mailto:wannahoa@gmail.com)
- Treasurer, Rob Place – Treasurer's report is posted on website. Short term operational finances in great shape, took in \$8,000 more in recreational memberships than budgeted as well as \$500 more in pool rentals. 264 recreational members – 214 voluntary, 50 mandatory. Allocated \$20,000 to pools and pool houses. Utility and

legal budgeted expenses were lower than expected. Board voted to transfer another \$20,000 to reserve fund (which now has balance of \$120,000) to fund future capital projects but amount is not sufficient to replace future replacement of pools and tennis courts). Have \$2,855 in accounts receivable for unpaid homeowner dues. 12 homes have not paid 2021 dues and 2 homes are late for 2019 and 2020 as well. Total assets as of 8/31/2021 are \$173,002.11 -- \$120,338.21 is in reserve account and \$50,000 in operational account. Operational account will go down by end of fiscal year due to repair projects not yet paid for. Received a notice from IRS that WNNA owes \$2,547.32 in unpaid taxes. Accountant acknowledges is penalty for not filing extension for 2019 and they are in the process of appealing and sending necessary documentation. If the appeal is unsuccessful, Platinum Accounting has pledged to reimburse WNNA for full amount.

## **VI. Committee Reports**

- Architectural Control – no report
- Nominating and Elections – Elizabeth Davenport
  - Everyone was sent either a paper or emailed copy of newsletter with ballot and the ballot is also available for download on the website. Questions about the ballot should be sent via email to the general email and they will be forwarded to elections committee. Ballots can be returned via dropbox location or scanned and emailed. Instructions for returning are on the ballot and website.
- Capital Improvements – Tim Goggin
  - 8/19/2021 dues assessment presentation is available on website
- Covenant Compliance – no report
- Digital Communication – no report
- Grounds and Commons Area – John Rexrode
  - New mulch has been laid at all 3 parks. Replaced playground border at South park. Working with city on fixing lighting at Allisonville Road entrance.
- Pool – Nick Vetor
  - Pool committee was instrumental in pools operations for 2021 with monitoring of pool email and granting recreational members access. Non committee homeowners assisted with nightly closing of pools to assist committee. New tables and chairs have been ordered and are in process of getting quotes to repaint baby pools at both North and South pools.
- Social – no report
- Welcoming – no report

## **VII. Election Q&A**

- Election being held by written ballot due on September 30, 2021
- All questions regarding the proposed dues increase were submitted via the chat feature in Zoom.

## **VIII. Dues Increase Q&A**

- Dues increase being voted on by written ballot due on September 30, 2021
- All questions regarding the proposed dues increase were submitted via the chat feature in Zoom.

## **IX. Adjournment**

Vice-President, Nick Vetor, adjourned the semi-annual general membership meeting of Wellington Northeast Neighborhood Association at 8:19pm on September 23, 2021.

Next semi-annual general membership meeting will be held March 2022 at 7pm at First Christian Church.

Minutes submitted by: Melissa Ralph, Secretary