

At the September 13, 2010 Board Meeting, with Sandy Bing, Roni Shotwell, Howard Schwartz, and Mary Schulz, in attendance, the following motion was made and approved unanimously by the Board:

“The Board will evaluate and decide whether to make an assessment on deficit snow removal in January and the Board will come up with a dollar amount to replace all or part of the snow deficit”.

This motion has been restated in the form of a resolution July 30, 2011:

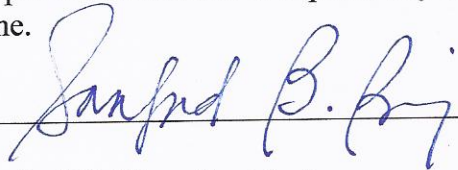
RESOLUTION 2011-03

WELLINGTON MANOR HOMEOWNERS ASSOCIATION, INC

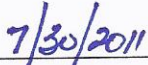
SNOW ASSESSMENT

WHEREAS, the Board wishes to look at actual costs for snow removal and then propose a one-time assessment to make up any uncovered costs, the following recommendation comes from the Finance Committee and the Board, who held a number of meetings on this subject as well as the 2011 Budget

RESOLVED, ‘The Board will evaluate and decide whether to make an assessment on deficit snow removal in January and the Board will come up with a dollar amount to replace all or part of the snow deficit.’ It is the intention of the Board that the snow budget will be reviewed each January and a decision about a special assessment to replace any snow removal deficit from the preceding year will be determined at that time.



Sanford B. Bing, President



July 30, 2011

WELLINGTON MANOR HOMEOWNERS ASSOCIATION

Segment of the Minutes from the Meeting of the Board of Trustees, September 13, 2010

The regular monthly Board meeting was called to order at 7:05 PM at the Clubhouse. In attendance were Board members: Howard Schwartz, Roni Shotwell, Mary Schulz, and Sandy Bing, who chaired. Also in attendance was property manager, Judith Quinn.

Mr Bing explained that it was an unusual year for snow, We budgeted \$55,000 for this year and have already spent \$65,000 + for removal in 2010 with two months (November, December) of possible snow to go. The Board wishes to look at actual costs for snow removal at the end of this fiscal year and then proposes a one time assessment to cover costs and rebuild the snow emergency account. This recommendation comes from the Finance Committee and the Board, who have held a number of meetings on this subject as well as the 2011 Budget. After a lengthy discussion, Ms. Schulz made the following motion: ‘The Board will evaluate and decide whether to make an assessment on deficit snow removal in January and the Board will come up with a dollar amount to replace all or part of the snow deficit.’ The motion was seconded by Ms. Shotwell and passed unanimously by the Board. It is the intention of the Board that the snow budget will be reviewed each January and a decision about a special assessment to replace any snow removal deficit from the preceding year will be determined at that time.