

Wellington Manor Homeowners Association
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Judith Green Quinn, CMCA, AMS

Board of Trustees Meeting
Monday, January 21, 2019
7:00 p.m.

Attending: Jerry Jeronowitz, Vice President
Steven Walker, Treasurer
Valarie French, Co-Secretary
Roberta Sutker, Co-Secretary
Absent: Frank Colucci

1. Jerry Jeronowitz, Vice President, called the meeting to order at 7 p.m.
2. Jerry noted that although one member could not attend, there was a quorum.
3. Jerry asked for a moment of silence in memory of Martin Luther King and asked Valerie French to give us a quote from Martin Luther King. Valerie read, "Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that."
4. Jerry asked for approval of the WM BOT meeting minutes of November 19, 2018. They were approved unanimously by all those present.
5. Jerry asked Steven Walker to give the Treasurer's Report. (See attached budget information.). Steve reminded us that our biggest expense is snow removal. If we don't have excess snow in 2019, our budget will be in great shape for 2019. However, 2020 may present a problem as our snow removal cushion is very small. At that time we may need to consider raising WM HOA dues.
6. A motion was made that we approve the 2018 and 2019 budget. The motion was passed unanimously by all those present.
7. Steve referred to the status of \$53,549.13 from Penn East. Estimated taxes will be \$8,817.48 leaving \$44,731.65.
8. Steve referred to the upcoming Reserve Study which is required every 4 years. The Reserve Study reviews every piece of WM Community Property and what we need to have in reserve should any of it need replacement. A motion was made and unanimously passed spending \$3350 for the Study.
9. Jerry made a motion that the WM BOT approve the removal of hazardous trees from Buckingham properties. The motion was unanimously approved.

10. Jerry reported on the meeting of all WM Committee Chairs that was held on January 2, 2019. The meeting was very productive. He thanked everyone who participated. One of the takeaways from the meeting is the development of a clubhouse safety check list and a clubhouse maintenance checklist.
11. Jerry asked for WMHOA Standing Committee Reports
12. ARC Please submit to the ARC Committee any additions or changes you propose to make to the exterior of your WM home and/or property
13. Addition of a shed for storage. Broderick Reynolds reported on the progress of this much needed addition. A proposal was made and unanimously approved to take \$10,00.00 from our Penn East Account to pay for this addition. Plans and a final recommendation are yet to be made.
14. After the Board voted to allocate up to \$10,000 of PennEast money for a shed, Christina Kales indicated that a previous board had stated that no PennEast money would be spent until the entire project was completed. Jerry Jeronowitz thanked Christina for her comment and indicated that this board would proceed with this allocation of PennEast money, and was fully aware that we would hold back funds for restoration of landscaping at the conclusion of the PennEast project.
15. Social Committee; Terry Reynolds reported on the many events that the social committee has programmed and also on the need for storage space.
16. Grounds Committee: Report was given by Greg Bancroft. At this time there is no chairperson but the committee has been active in preparing for spring. Consideration is being given to improving the WM Entrance signage, the landscaping and adding illumination
17. Welcome Committee: 2 new residents at 21 Lexington Drive , Gilbert and Camille Quinton and 28 York Drive, Bob and Kathy Murray.
18. Communication: Joe and Maryann McManus request contributions to the WM HOA Newsletter. They are working on the WM web site.
19. Pool Committee: Christina Kales reported that an Automated Chlorinator dispenser will be in place for the next season. A proposal was offered that we spend up to \$4000.00 . The motion was passed unanimously.
20. Ad Hoc Clubhouse Committee: report by Maryann Swiatocha. A proposal was made that we allocate up to \$2500 for Design Consultant Services to be advised on how we can revitalize and improve the WM Clubhouse..
21. Door Replacement: A proposal was made that we allocate \$5500 out of Reserve Funds to replace 2 doors in the clubhouse. The Proposal passed unanimously.
22. The next Meeting of the Wellington Manor Homeowners Association will be March 18.
23. Please be reminded that there will be an election in May for 3 open spots on the WM BOT.
PLEASE CONSIDER advising Judith that you intend to put your name on the ballot.

24. A motion was made to adjourn the meeting. It passed unanimously. Jerry adjourned the meeting.

Respectfully submitted by
Roberta Sutker
Wellington Manor HOA Co-Secretary