

Wellington Manor Homeowners Association
PO Box 6622 Lawrenceville, New Jersey 08648
Voice: (609) 896-0347 Fax:(609) 896-9329
Judith Green Quinn, CMCA, AMS

Board of Trustees Meeting
7:00 PM on Monday, March 20, 2017

MEETING MINUTES

QUORUM OF THE BOARD

Ruth Sugerman, President	Present
Tina Salmastrelli, Vice President	Absent
Joe Fischer, Treasurer	Present
Kathie Jeronowitz, Secretary	Absent
Steve Kuppe, Trustee	Present

PRESIDENT'S REMARKS (Ruth Sugarman)

Ruth opened the meeting by introducing Ryan Zidek of Brightview
Ryan provided an update on the Emerald Ash Borer.
Essentially, all our ash trees will die if not treated or proactively cut down.
We have 36 ash tree within the community: Homeowners are responsible for 29 of them.
The Westminster cul-de-sac common area contains 2.
The common area between Lexington and the tennis courts contains 5.
There is 1 in the wet lands that may pose a danger to a residence.
Below is a list of the trees identified by Brightview.
Lexington 28, 30, 32, 34, 36, 38, 41, 39, 37(2), 35, 29, 27
Buckingham 2, 3(2), 31 (behind the house)
York 23
Westminster 2, 3(2), 6(2), 7, 8, 9, 10, 12

The next meeting is May 15, election night.
There will be 3 vacancies on the Board this May.
Please consider running. Everyone should take a turn.

SECRETARY - APPROVAL OF MEETING MINUTES (Kathie Jeronowitz)

January 16, 2017 Board of Trustees Meeting Minutes
Board Action Requested: Motion to approve minutes:
Joe Fischer 1st, Steve Kuppe 2nd, all in favor

RESOLUTIONS

Resolution 2017-01 (2016 into 2017)
Defer Revenue Over expense funds into future years
Board Action Requested: Motion to approve :
Steve Kuppe 1st, Ruth Sugarman 2nd, all in favor

Resolution 2017-02 (2015 into 2016)
Board Action Requested: Motion to approve:
Defer Revenue Over expense funds into future years
Steve Kuppe 1st, Joe Fischer 2nd, all in favor

TREASURER'S REPORT (Joe Fischer)

Waiting for the auditor's report before posting 2016 final results.
Should be in early April.
The final 2017 Budget will be mailed to all homeowners.
Spending for the first two months is in line with the budget.

PROPERTY MANAGER REPORT (JUDITH QUINN)

Judith will be performing an assessment of residence roof and siding condition. Notices will be sent out in April.

SOCIAL COMMITTEE (Cindy Smith, Chair)

Apr 1 White Elephant 2-4 PM
Apr 8 Coffee
Apr 11 Ladies Night
Apr 21 Magician 7:00 PM
No Kentucky Derby party this year
May 29 Memorial Day Flag ceremony and hotdogs
Jun 25 Ice Cream Social
Jul 30 Pool Party 5 PM

The committee is also planning a reception for new residents. Details to follow.

Cindy solicited suggestions and comments from residents.
What events do you like ? What new would you like to see ?

COMMUNICATIONS COMMITTEE (Millie Fischer, Chair)

Millie asks that you take pictures at the Association's social events and forward them to her for inclusion in the news letter.

She also has offered to post the Emerald Ash Borer information packet from Brightview on the WMHOA website.

GROUNDS COMMITTEE (GREG BANCROFT)

Greg will be conducting an after season walk through the community with Brightview. The will identify and agree on correction of damages that resulted from snow removal operations.
Bob Rushnak volunteered to participate in the walk through.

Greg Bancroft has a team of volunteers that will clean up the roadside at the end of Buckingham. (Pennington - Lawrenceville Rd)

RECREATION COMMITTEE (BOB RUSHNAK)

Bob will be sending out a season kickoff note in April

FLAG COMMITTEE

Bob is planning a committee meeting in late April.

SUNSHINE COMMITTEE (CAROL MELILLO)

Carol asks that you let her know if there is an association member in need of a little sunshine.

ARC APPROVALS (Jerry Jeronowitz for Rob Osborne, Chair)

11 Lexington Dr Install new rear patio.

2 York Replace garage door.

NEW BUSINESS

It was suggested that the community would benefit from a "No Soliciting" sign at our entrance. The Board agreed to discuss.

Submitted by Steve Kuppe, Trustee