

Wellington Manor Homeowners Association

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Judith Green Quinn, CMCA, AMS

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Board of Trustees Meeting

7:00pm, Monday, October 16, 2017

Attending: Sandy Bing, President; Frank Colucci, Vice President; Joe Fischer, Treasurer; Jerry Jeronowitz, Co-Secretary; Roberta Sutker, Co-Secretary

1. Meeting called to order by President, Sandy Bing. Asked for a moment of silence in memory of Paul Malatesta.
SB thanked organizers of the Welcoming Party for New Neighbors. It appeared to be a big success.
2. Asked for approval of slate of WM BOT and terms of office. Sandy Bing, President, term expires 2018; Frank Colucci, Vice President, term expires 2019; Joe Fischer, Treasurer, Term expires 2018; Jerry Jeronowitz, Co-Secretary, term expires 2019; Roberta Sutker, co-Secretary, term expires 2019.
3. Motion made by SB and seconded by JF. All approved
4. Asked for approval of September of September 18 WM BOT HOA Meeting. Correction of Ann Vannozzi's name. Motion made and seconded and approved.
5. SB asked that Committee reports be brief.
6. Communication; Millie Fischer. She's asking for an updated list of Committee Chairs, Committee members and BOT liaison to that committee. SB will get that info to her. Millie is going to be posting Newsletter and Blast mail using new software, Chimp. Website:
www.wellingtonmanorhoa.org Residents only
WM08534
7. Next WM BOT meeting, November 20; December meeting TBD

8. Treasurers Report: Joe Fischer, Lou DeLauro Finance Chair Financial statements have been reviewed through August 2017 and are available on WM web site.
9. Budgeted allocations to each major funds- Capital Reserve, Deferred Maintenance and Community Development Fund- have been made through Q3 and all funds seem to be on track for the end of the year. Operating budget is on track. Whether we have a surplus will depend on snow costs in Q4. We have begun to work on 2018 budget. A detailed update will be in WM November Newsletter. An email to all residents will be sent comparing 2017 budget with proposed 2018 budget. There will be a special meeting, November 9 at 7pm at the WM CH focusing on the budget. November 9 agenda will include Explanation of the budget process; Outline of YTD; Review of 1st draft of budget; an opportunity for Homeowners and Committee Chairs to provide input regarding 2018 budget.

Sandy Bing brought to the WM Community a history of WM and Penn East negotiations

PennEast first approached WM in 2014 seeking permission to, among other things, survey the property. Since then, the PennEast representative communicating with WM has changed 3 times. During this period, PennEast made a first offer \$25,000.00 to gain an easement for the property. Some time later, PE contacted WM again and the WM BOT responded with a new request of \$52, 500.00. Surprisingly and unexpectedly, PennEast agreed to \$52,500. A later request for an additional \$10,000 to cover legal fees was rejected by PE.

To date no contract has been signed.

We need to decide how to proceed.

SB shared several available options in the form of potential motions: options:

1. Wellington Manor rejects the offer of \$52,500.00 made by Penn East and will continue to support efforts in opposition to the proposed pipeline.
 - a.

A motion was made and seconded to accept option 2 above, followed by additional discussion. At the conclusion of the discussion, the motion **Wellington Manor agrees to accept the \$52,500.00 offer from Penn East contingent upon satisfactory resolution of the following issues and others that may arise;**

- b. **No construction vehicles will pass through the streets of our community. There will be limited access to/from 346/Blackwell Rd**
- c. **Equitable/equivalent tree replacement**
- d. **Sound barrier**
- e. **Impact on detention basin and responsibility for repair**

which had previously been moved and seconded **was unanimously approved by the Board.**

Following the discussion, it was agreed that an ad-hoc committee of the board would be formed. The committee will meet with our attorney and determine how best to pursue the offer from PennEast.

13. Trash Contract Renewal

After consideration of the 3 bids for new trash removal contract, the following motion was made and seconded;

Wellington Manor agrees to offer the new trash removal contract to Waste Management in accordance with the specifics of the existing contract. The anticipated yearly costs per house: 2018 \$1520, 2019 1520 +3% (\$45), 2020 2019 cost + 3% increase (\$60)

Amended at November 20, 2017 WM BOT mtg.

Took out of the contract the word “extenuating circumstances.

Wellington Manor can opt out of the contract if the service is not completed within 5 consecutive days

**The anticipated yearly costs will be:
\$1520 per month in 2018 and in 2019
In 2020 there will be between a 3-4% increase above \$1520**

Judith will coordinate the exchange of trash barrels from Republic to Waste Management. Residents will have options to choose the size of the barrel and WM barrels will be new and/or sanitized. Collections will continue to be once a week on Tuesdays.

14. CLUB HOUSE ROOF

After consideration of 3 bids for the cleaning of the CH roof, a **motion was made and seconded to offer the job go to Eclipse to clean the entire CH roof for \$825+tax.**

Home Owners Manual. It will be proof-read and will be ready to be uploaded soon thereafter.
Concern about options of receptacle size and condition.

Judith will speak to Waste Management

CLUB HOUSE ROOF

After consideration of 3 bids for the cleaning of CH roof, it was resolved that the job go to Eclipse to clean the entire CH roof for \$825+tax.

Greg Bancroft gave a Landscape Committee Report

Jerry Jeronowitz gave an ARC Report and informed the community of the houses that have been approved by ARC

Home Owners Manual. It will be proof read and will be ready to distribute soon thereafter.

WM WEBSITE

Millie Fischer reported that new software is being used for our Web site.

The meeting was adjourned by Sandy Bing at 8:30pm

Respectfully submitted by

Roberta Sutker