

Wellington Northeast Neighborhood Association

Minutes of the Meeting of the Executive Board

November 20, 2022

7:00 PM

Location of Meeting:

First Christian Church

****Remote by FreeConferenceCall.com**

Physically Present at Meeting:

President	Derek Peterson
Vice President	Mark Hodson
Treasurer	Mike Masnyk
Secretary	Ashley Hatton
ACC	Cody Corbin-Appeared virtually
Section 1	LuAnne Hubbard
Section 2	Joseph DeMore II
Section 4	Rex Weiper
Section 7	Sean O'Brien
Section 8	Jason Shriner
Section 9	Tim Bryant
Section 10	Steve Rosenbaum
Section 11	Darrel Cross
Section 13	Tim Goggin
Section 14	Jeanne Derksen
Section 15	Brandon Reeves
Section 16	Jennifer Riley-Appeared virtually

Absent from Meeting:

Section 3	Ryan McIntosh
Section 5	Judy Hancock
Section 6	Jeff Landers
Section 12	Chris Baughman

The meeting of the Executive Board of Wellington Northeast Neighborhood Association was called to order at 7:02 p.m., on November 20, 2022 at First Christian Church by Derek Peterson.

I. Review of Previous Meeting Minutes

Minutes from previous meeting on October 20, 2022 were previously read aloud to board members. Motion made to approve and accept distributed minutes. Seconded. Motion passed.

II. President's Report

Happy for the progress and participation that has occurred so far. Excited for the upcoming year and additional progress that will be made.

III. Vice President's Report

Pool committee held a meeting on Wednesday, November 16, 2022 with 100% from the committee members. At that time a draft RFP was created as well as discussion related to the Rules and Regulations for the 2023 pool season. It is intended that the Rules will be approved at the December Board meeting. There is an expectation that we get more than one bid for the pool management to ensure that the pricing that we get from Pyles is competitive. We need ideas for who we would send it to. See attached copy 2023 Rules and Regulations for the Pools.

Motion made to approve the RFP for release and the 2023 Pool Rules for communication to the WNNA Neighborhood for their review and comment. Motion Seconded. Motion Passed.

IV. Treasurer's Report

Expenses that will be realized before the year's end will include: mowing, fertilization and landscaping. Finances are in a good state. Estimated end of year balance \$193,000 in account.

V. Secretary Report

Thank you to everyone who participated in the Halloween Parade. Over 250 participants. Biggest turnout in last 3 year, despite the rain. Encourage everyone in the neighborhood to participate and offer suggestions for future events. Secretary advises that the holiday light decorating contest will be held again in December.

Resident, Mike White offered to decorate the Allisonville Road entrance for the holidays. Board approves and thanks him for the thoughtfulness.

VI. Old Business

Discretionary Committee Ratification. Nominating and Elections Committees have not been chosen. Will be chosen by or before March.

Communications committee will work on updating website to include features such as paying dues and enhancing communication with the neighborhood.

Grievance committee. Will help facilitate grievances. Will be limited to 3 members currently part of the committee.

Motion made to ratify committees. Motion Seconded. Motion passed.

VII. New Business

Business forms review. Although the form may appear “cumbersome” to small operations and business. We need something in writing that defends and substantiates costs and ultimately protects the neighborhood. RFP will be required for open bid. RFP can be sent out to any business. In-depth discussion held on “pros” and “cons” of the length and verbiage used in the contracts. Important to remember that the contracts are merely a template and can be revised as needed depending on the service or business being utilized.

Motion made to Amend the template to broaden the scope of the contracts. Motion made. Seconded. Motion passed.

Motion made to pass the templates once amended. Motion Seconded. 15 ayes. 1 nay. Motion passes.

Motion made to table sections 7 b. and e. of the agenda for this meeting until next executive meeting. Motion Seconded. Motion passes.

VIII. Capital Improvements Committee Report

Current Committee, met November 14. Mike Masnyk, Rob Place, Tim Goggin, Rex Weiper and Jason Shriner

Tim Goggin presented budgetary figures on the WNNA properties, including costs for replacement and repair. The presentation included a vast amount of information and data which resulted in very in-depth discussions among the Board. A copy of his presentation is included with these minutes.

Meeting adjourned at 9:31 p.m. Next meeting will be held at 7:00 p.m. on Sunday, December 18, 2022 at First Christian Church and via FreeConferenceCall.Com.

Minutes submitted by Ashley Hatton, Secretary