

1 Discussion followed. The minutes were APPROVED as amended with a vote of 4 in
2 favor with 1 abstention.

3
4 **2006 SCHOLARSHIP**

5 The top three candidates that were selected by the Scholarship Committee were invited to
6 the meeting to be interviewed by the Board. The candidates were Megan Bumann,
7 Christine Burke and Lindsey Johnson. The candidates were asked to step outside so the
8 interviews could be conducted on a one-on-one basis.

9
10 **HEARINGS**

11 10903 Pennycrest Street: The owners were not present at the hearing.

12
13 10192 Whistlewood Court: The owners were not present at the hearing.

14
15 **NEW BUSINESS**

16 **Parking Issue** – Mike Wittlinger shared his opinion on a parking issue on Garst Drive.
17 There is a vehicle that he states does not move that is parked in the common area. He is
18 concerned that the area will turn into a storage lot. Discussion ensued. Stephanie
19 Shoram MOVED to send a friendly letter asking the resident to move this vehicle to a
20 less covenanted area at the top of Garst Drive since it has been reported that the vehicle
21 does not move. Mike Wittlinger SECONDED the motion and the motion passed with 3 in
22 favor, 1 opposed and 1 abstention.

23
24 **PRESIDENT'S REPORT**

25 Bob Porch stated that all seems to be in-line with the pool opening.

26
27 **MANAGEMENT REPORT**

28 Dee Kuwalik suggested that since the Board had not managed to schedule a planning
29 session at this late date for management to include a note card in the next Board package.
30 Each member can then write down their top five community priorities. These can then be
31 compiled and a list of goals can be assembled.

32
33 The Board reviewed the landscape and snow removal specifications. Mike Wittlinger
34 will write up some changes he would like to see in these contracts. Mike Wittlinger
35 asked if Valley Crest could move their trailers to a location that is not a yellow curb or
36 blocking any traffic.

37
38 Bob Porch received a copy of the request for proposal for the management contract from
39 Juan Cardenas. Copies were made and passed out to the Board. Bob Porch requested that
40 the management contract be included on the agenda for the June meeting.

41
42 The Board would like management to talk to our police liaison regarding areas of patrol
43 within Wellington. The patrols on our time should only include Wellington streets.

44
45 The Board asked management to check and see if the swim team submitted a formal
46 request to hold divisional meets at the pool.

1
2 Residents from Pennycress asked to be included in the spring flower rotation for the area
3 by the dry pond. The Board suggested that Pennycress be included in the fall planting.
4 The Board would also like something to go into the newsletter asking for anyone
5 interested in serving on an ad hoc grounds committee for the 2007 season.

6
7 **FINANCIAL REPORT**

8 John Rhodes from Legum & Norman prepared the financial report for the Boards'
9 review.

10
11 **ENTER EXECUTIVE SESSION**

12 Stephanie Shoram MOVED to enter executive session at 9:05 p.m., to discuss legal and
13 personnel matters. The motion was SECONDED by Rick Ritner and APPROVED
14 unanimously.

15
16 **EXIT EXECUTIVE SESSION**

17 Stephanie Shoram MOVED to exit executive session at 9:25 p.m. The motion was
18 SECONDED by Mike Wittlinger and APPROVED unanimously.

19
20 **Scholarship**

21 Stephanie Shoram MOVED to nominate Megan Baumann from Osborn High School as
22 the winner of the 2006 scholarship. The motion was SECONDED by Mike Wittlinger
23 and APPROVED unanimously.

24
25 **Hearing**

26 Stephanie Shoram MOVED to assess a charge of \$10 per day until the violation is
27 corrected, up to the maximum of days allowed. If the violation is not corrected within
28 ninety (90) days from the meeting, the Association will file suit for injunctive relief for
29 the violation, and for fees and charges, from the court. In addition, the Committee
30 exercises the right of the Association to suspend the owners voting privileges and the
31 right to use the common area facilities. The motion was SECONDED by Rick Ritner and
32 APPROVED unanimously.

33
34 **Attorney Fees**

35 Stephanie Shoram MOVED to reimburse attorney fees in the amount of \$260.06 for 9320
36 Fringe Tree Lane. The motion was DENIED due to the lack of a second.

37
38 **OLD BUSINESS**

39 **Deck Gates**

40 Dee Kuwalik MOVED to approve the proposal from D&D Siding and Roofing
41 Specialist, Inc. to install two gates on the deck at the Community Center in white to
42 match the deck boards. The motion was SECONDED by Stephanie Shoram and
43 approved unanimously.

1 **NEW BUSINESS**

2 **Security Deposit Waiver Request**

3 Stephanie Shoram MOVED to approve the request to return the rental security deposit in
4 the amount of \$400.00. The motion was DENIED due to the lack of a second.

5
6 **OLD BUSINESS**

7 **Community Center Rental Policy**

8 Dee Kuwalik MOVED to amend the Facility Rental Agreement form to state that the
9 security deposit will be deposited prior to the event and refund at the end of the event
10 (payment may take up to three weeks) if no damage has been report. The motion was
11 SECONDED by Rick Ritner and APPROVED with a vote of 3 in favor, 1 opposed and 1
12 abstention.

13
14 **NEW BUSINESS**

15 **Street Cleaning**

16 Management presented a proposal received from Valley Crest to sweep the town homes
17 streets. There was no cost increase from the 2005 sweeping. The Board asked to have
18 three bids for the June meeting.

19
20 **OLD BUSINESS**

21 **Dry Pond**

22 The Board would like management to set up an on site meeting with Valley Crest at the
23 dry pond to review the work that was contracted in 2005.

24
25 Rick Ritner left the meeting at 10:00 p.m.

26
27 **DIRECTOR'S FORUM**

28 Dee Kuwalik would like to have bids for painting lines in the town homes sections. She
29 would also like a report on the Butternut tot lot installment at the June meeting. She
30 would also like to know what the Board can do about commercial vehicles that park on
31 city streets (Sprucewood). Dee Kuwalik will also call in an address on Pennycress that
32 was being fined for junk in the back yard and the trellis so that management can check
33 the status. She would also like a letter sent to the two houses on the corner of Basilwood
34 and Peachwood that have decorative items in their yards. She would also like
35 management to contact the county to see if they paint curbs in the single family areas
36 around fire hydrants.

37
38 Mike Wittlinger would like to bid out the broken speed bumps in the community. He
39 would also like to see bids for line painting. He inquired where Debbie Murray,
40 Covenants Coordinator, was in her cycle of zones. Mr. Wittlinger stated that Valley
41 Crest had missed some areas with edging and for management to bring this to their
42 attention. Mr. Wittlinger would also like a status report on the decorative lions on
43 Pristine Court.

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45 **ADJOURN**

46 There being no further business at hand, the meeting was adjourned at 10:30 p.m.

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Respectfully Submitted,

Stephanie Shoram
Secretary/Treasurer

Date