

Present: Mindy, Ian, Laurie, Tim, Duke and Steven from AE,

Call to Order: 6:00 pm

The meeting started with discussion about a Comcast bulk cable and or internet package that was proposed by a homeowner within the community. The homeowner said that she would need board authorization to further pursue details with this HOA cable internet package. It would require the association to pay for the bulk rate through operating funds.

There was a motion to approve the September 18th meeting minutes that was seconded and then unanimously voted on for its approval.

The board then discussed the town closing access to the Wellington Trail due to the all of the tourist traffic that was cutting through the neighborhood in search of parking. The board had recently sent a note to town council to further discuss the issues of the tourism as a result of the troll but acknowledged that town did a great job to mitigate these efforts.

The board then moved on to discuss the recently installed stop and speed signs. The board thought that they look great and that they will help slow down homeowners from speeding through the association.

Parking procedures were then discussed and while the board agrees that the current parking procedures are not perfect, we are not certain of a different solution for now. The board has requested that management remain status quo with the current parking procedures.

Wellington financials were then shown to the board for their review. The net income is currently -7,000 with one more month in the calendar year. The negative income is due to overages in landscaping contract, water as well as extra landscaping repairs that are a result of broken irrigation parts throughout the community. The water usage was due to an extremely dry summer season and new sod being watered on the Lincoln Park side as well as the area in Vern John park.

Management then discussed with Board the three different options to make up for this year's (2018) budget deficit. 1. We could special assess the homeowners to make the difference we think it would be about \$40 per 270 homes. 2. We could pull from reserves since a lot of the overages is a result of irrigation parts being replaced and it would not hurt ownerships pockets 3. We can work with the cash flow of the monthly assessments and see if we can make up for the deficit over time.

The board then made a motion to approve of using reserves as a to do from to supplement the operating account for this year's deficit. This motion was seconded and then unanimously approved. At some point the reserve will need to be replenished for this year's deficit. We can increase dues to pay back this "to do from" in future years budgets.

Management discussed that the board will need to provide TNB with any punch list items they see fit for TNB to review and actively pursue before the Lincoln Park Greens are formally handed over to the association for its control. It was determined that the board would work with management on finalizing this before years end.

Meeting adjourned at 7:30 pm.