

WNA Board of Directors Meeting MINUTES

November 16, 2016, 1:00pm, Lincoln Park Sales Office, 17 Farncomb Green, *Approved via email 3-0 on 12/12/16*

1:00pm	Call Meeting to Order	<i>Mindy called meeting to order at 1:20pm. In attendance: Mindy Brewer, Ryne Scholl, and Courtney Kenady.</i>
1:00pm	Neighbor Open Forum (3 min. each)	<i>No neighbors in attendance</i>
1:10pm	Consent Calendar	<ul style="list-style-type: none"> • <i>Approve 10/6 BOD Budget Meeting Minutes and 10/26 Member Meeting Minutes. M/S/P: Mindy motioned, Ryne seconded to approve Minutes. Motion passed 3-0.</i> • <i>Approve & Initial bills (Treasurer & President)</i>
1:15pm	Old Business	<ul style="list-style-type: none"> • <i>Delinquent Dues payment plans: 10 Bridge St. continues to pay \$130/month, trying to set up payment plan with 53 Cedar Green to pay off balance over next 3 months</i> • <i>Lighting Update</i> <ul style="list-style-type: none"> ○ <i>Solar: Laura Amedro checking on dark-sky compliant solar/motion lights</i> ○ <i>Streets: Collecting owner feedback to pass on to TOB Streets Department</i>
1:20pm	New Business: Finance	<ul style="list-style-type: none"> • <i>Finance Reports through 10/31/16</i> • <i>Treasurer's Report: Ryne and Anne will discuss prepaid dues beyond 2017.</i> • <i>2017 Budget: Anne will communicate the dues increase throughout Nov/Dec to prepare everyone for the 1/1/17 increase to \$68.50</i> • <i>Courtney is going to create a contract amendment for closings starting in December for Phase 1 and 2 that changes the HOA dues monthly to \$68.50 and the 3 month working capital will also be adjusted accordingly</i> • <i>Ryne added as a signer: Date/time for David & Ryne to meet at Alpine Bank</i> • <i>Discuss/sign new Management Contract with Alpine Edge: BOD reviewed and discussed a few concerns in the contract. Mindy will get back to Alpine Edge prior to accepting the contract.</i>
1:35pm	New Business: Board Business	<ul style="list-style-type: none"> • <i>Rule Enforcement Discussion</i> <ul style="list-style-type: none"> ○ <i>Continue with complaint-based enforcement?</i> ○ <i>BOD is also open to feedback from homeowners and enforceable rules put in place by the HOA BOD through the declarations.</i> ○ <i>Ask the HOA revise the Rules to be in place for January 2017 prior to the overhaul of Decs & Bylaws</i> • <i>Next Board Meeting: December or January?</i> • <i>Add End-of-Season Leaf Mulch/Rake task to Landscaping Contract for 2017?</i> • <i>Installation of Wellington Neighborhood Sign at front of neighborhood? Daniel Lewis would like to put together</i>

		<p>some possible designs for the BOD to consider</p> <ul style="list-style-type: none"> ○ <i>No thank you to Daniel Lewis, the Developer is working on a final entry detail.</i>
1:50pm	New Business: Developer	<ul style="list-style-type: none"> ● Lincoln Park update – HOA has received 18 LP closing documents (222 total owner-occupied units) ● Audit & Transition from Declarant Control update
2:00pm	Board Comment	<ul style="list-style-type: none"> ● November 17th - Nomination Email with Nov. 30th Deadline ● November 30th - Email Nomination ● November 30th - Agree on Survey to Homeowners ● December 1st - Create Online Voting and Survey ● December 5th - Online Survey & Election until December 15th ● HOA Meeting Monday, December 19th
2:00pm	Meeting Adjournment	M/S/P: <i>Meeting adjourned at 2:30pm by Mindy.</i>