

# WELLINGTON NEIGHBORHOOD ASSOCIATION

## Board of Directors Agenda

September 7, 2011

1:30 pm

17 Meadlow Lark Green

- ❖ Call Meeting to Order: The meeting was called to order at 1:37 pm. The following people were in attendance: Courtney Kenady, Michael Mosher, Deb Drayton, Chris Egan and Jennifer McAtamney.
- ❖ Public Comment Session:
- ❖ Approval of BOD Minutes:
  - M/S/P: Mosh/Courtney – 4-0
- ❖ Finance
  - Approve bills and sign checks:
    -
  - Budget to Actual Statement to Review:
    - Fiscal issues:
      - We need to look carefully at the watering for next year and come up with a process for dealing with requests.
      - We also need to look hard at all extraneous costs for the 2012 budget.
      - Rain sensor on the new greens.
      - Parties will also be examined. Smaller pieces and smaller budgets and more events.
  - Delinquent Dues:
    - See separate document. To be reported as of 10/30/2011:
- ❖ HOA Hot Issues:
  - Plow questions – in response to complaint about early plowing – we have asked Mark to come today to talk meet with the board today. He was unable to make it. When we have a long standing relationship with AllPhase. He is a professional and we have always felt that micro managing was not worthwhile. Outside the contract period work on request will be billed at \$85/hour.
  - Approve draft of minutes from HOA meeting. Approved I will send that out.
  - Faulkner Permit with the forest service- how to proceed.
    - We will share info with the neighborhood as it becomes available. The HOA board can take a stance with any public comment etc... - Still waiting on action here. No update.
  - Parking: We just need the board's signatures on the letter for the police files. – Thank you...
  - Dumping on Queen of the West – We did the walkthrough and we need to remove the no native materials and bring in some more boulder and just make the area look more cared for. This would be a great neighborhood volunteer project. This would be for spring next year. This seems like perfect project for a small committee of interested parties – this is a good project to have a smaller party around.
  - Rodeo Drive vacant land improvement plan as discussed last season – Tabled until David is present. – The snow fences and the trash have all been removed. Court is asking that Dan and Bill spread out the rocks. This is also a good project to form a small work/day and party around.
  - Compost pile in the South 40 – Courtney is talking to Dave November about this. It is complicated but there is odor in it. He is going to send Courtney the parameters but it may be not realistic for the neighborhood.
  - Website. We have started setting up new emails with the new URL. The website is a big project that we need to discuss in further detail. We will go from 2010 forward and for earlier records we will need a record request.

- Poles for parking signs that back open space. Dave Rossi has some concerns about how they look and would like to paint them brown next summer to blend in better. Any thoughts or feedback? We are delighted for this volunteer effort. We would like to approve the paint color selection.
- Extra Dog Stations – Central Park. Things are fine right now. We will not be putting them out this year.
- Ali’s pal – request to endorse. They need to follow all the neighborhood rules and the board refrains from endorsing any businesses in the neighborhood.
- ❖ Enforcement Issues:
  - Based in the latest parking email from Doug we are responding with certified letters and the threat of \$150 fine which is detailed in our DRC and You handbook.
- ❖ Budget Decisions:
  - We need to budget for mulch next season.
  - Electricity for Rodeo irrigation: Extension cord + new service or we can go off grid for \$850.00 – Tabled – Wait on info from Dan and Court on this. Follow up on this in the spring.
  - Bus stop: We met with Public Works and they are putting together specifications for the bus stop. This seems to be a subdivision responsibility not the HOA but we can help to facilitate it. – Mosh will have an update on this. David met with Brian Lorch yesterday. The area will need to be redesigned on HOA property that is not being platted. As a result of the amount of work that needs to be done it is unlikely that it will happen this year. Courtney will follow up with David and James P to continue this work.
- ❖ A Survey was brought up again at our meeting. In the survey we will look at questions regarding levels of service for landscaping, snow shoveling and plowing. We will look at survey monkey for this and get it out to the neighborhood with some more input from the new board on the topics. – any input on topics or questions? – There needs to be a purpose about this. Let’s use these when we need neighborhood feedback.
- ❖ Policy Decisions:
  - Trellis lights – how to proceed – we will work on pricing again this month with blue bird, All electric and triangle electric. – We contacted these guys again and will meet with them next week to look at this again. Many of the solar lights are a real harsh blue/white light so we need to delve into this further. Based to on the costs and current solution we are going stay on hold with this project until we are in a better financial position.
  - Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Let’s discuss responsibilities. Eg. Replacing trees in ROW, Fences (esp on greens), gates, irrigation, shoveling and plowing etc front yard irrigation – Jen has started a comprehensive list and the board is working to determine policy on each item during our meetings. This document will become part of the homeowner manual. One item that has been in.
    - We need to also note the plowing damage things is the owners responsibility to take care of it as well.
    - See separate documents – we went through about ½ of these at the last meeting. – Table until November – see separate document attached. Jen will work on an initial draft of the document.
- ❖ Final Board Comments:
- ❖ Meeting Adjournment:
  - M/S/P: Chris/Mosh – 4-0

**WELLINGTON NEIGHBORHOOD ASSOCIATION**

***Board of Directors Agenda***

***September 7, 2011***

***1:30 pm***

***17 Meadow Lark Green***

- ❖ *Call Meeting to Order: the meeting was called to order at 1:50 pm. The following members were in attendance: Courtney Kenady, Deb Drayton, Michael Mosher, and Jennifer McAtamney. Doug Briggs from the DRC was also present.*
- ❖ *Public Comment Session: Mosh, Courtney, Doug and Jen have all had comments on the great landscaping. Silver Green grass has not looked this good in years.*

- *Doug Briggs is here to discuss the bear who comes to the Steinweg's house regularly. This is a town matter and we will refer it to them. We will send out a note to the neighborhood to remind them of some good bear aware habits.*
- *Doug has also had issues with his neighbors recycling which he can see from his kitchen. It is unsightly.*
- *Doug in his DRC hat has some comments from those meetings: This summer they approved an awning which has not been approved previously. They also discussed trampolines and took the boards comments into account. (Insert minutes from June DRC Meeting).*
- *The quality of application is poor and people are doing things in advance of getting permits and permission. We never get complete applications and it is really hard to process them and keep up with all of this. Our neighbors need to know what to do and be brought into the fold and presented with the materials. We should be more stringent as to what we accept as a plan. We also need to give the neighbors the tools to be successful on this. Mosh and Jen will work on this.*
- *There are issues with trailers and boats this summer we need to formalize a violation policy with fines structure and appeal process to deal with these abuses.*
- ❖ *Approval of BOD Minutes: Approved*
  - *M/S/P: Coutney/Deb 3-0*
- ❖ *Finance*
  - *Approve bills and sign checks:*
    - *Brian Hume: \$ 795.00*
    - *Jennifer McAtamney: \$ 390 – storage – August and Sept*
    - *Leslie Debaggis: \$ 1,333.00*
    - *Summit Landscaping: \$ 5,702.00, \$2,840.00 = 8,542.00*
    - *Town of Breckenridge: \$8,727.14*
    - *Town of Breckenridge: \$50.00*
    - *Peachtree: \$4,532.00*
    - *Russel Backhouse: \$92.94*
    - *Leslie Fischer : \$121.34*
    - *Dixon Painting: \$5,500*
  - *Budget to Actual Statement to Review:*
  - *Delinquent Dues:*
    - *See separate document. To be reported as of 8/31/2011:*
- ❖ *HOA Hot Issues:*
  - *Faulkner Permit with the forest service- how to proceed.*
    - *We will share info with the neighborhood as it becomes available. The HOA board can take a stance with any public comment etc... - Still waiting on action here. No update.*
  - *Parking: Signs are scheduled to go in starting on Wednesday, September 7<sup>th</sup>. They are starting at Cedar Green and working the way up the neighborhood. Letter is on file with police and we will start emailing neighborhood info as well. We will be gentle to start with. We will give written notes warning people of their violations until November 1. After that we will report issues directly to the police.*
  - *Dumping on Queen of the West – We did the walkthrough and we need to remove the no native materials and bring in some more boulder and just make the area look more cared for. This would be a great neighborhood volunteer project. This would be for spring next year.*
  - *Rodeo Drive vacant land improvement plan as discussed last season – Tabled until David is present.*
  - *Recap on Summer Celebration, Garage Sale and Kites Kreame – Great events,*
  - *Website. We have started setting up new emails with the new URL. The website is a big project that we need to discuss in further detail.*
  - *Stop signs on bike connector path. This is the same issues we have at alleys and we do not want to put signs up. We need people to slow down.*
- ❖ *Leap Frog Green sprinkler issues: Jen, Drew and Dan met. They worked out a plan for the remainder of the neighborhood for irrigation and electricity. As Walker green is completed these unplugging problem will go*

away. ☺ With electricity established we will not see problems of this nature in the future. We also agreed that Drew will blow out the new greens that come on line so as to avoid the problem we had this spring. Also we clarified that the HOA does not assume maintenance until a green is complete.

❖ *Enforcement Issues:*

➤ *Getting a great response from our letters. Parking pad applications and moved cars and weeded lawns. For those outstanding we will be following up with a 2<sup>nd</sup> letter and if not handled we will assess a fine and or do the work ourselves and bill them. See notes above.*

❖ *Budget Decisions:*

➤ *We need to budget for mulch next season. – Tabled*

➤ *Electricity for Rodeo irrigation: Extension cord + new service or we can go off grid for \$850.00 - Tabled*

➤ *Bus stop: We met with Public Works and they are putting together specifications for the bus stop. This seems to be a subdivision responsibility not the HOA but we can help to facilitate it. - Tabled*

❖ *Survey was brought up again at our meeting. In the survey we will look at questions regarding levels of service for landscaping, snow shoveling and plowing. We will look at survey monkey for this and get it out to the neighborhood with some more input from the new board on the topics. – any input on topics or questions? – tabled*

➤ *We resigned ALLPHase for plowing this season as the same price as previously.- contract signed*

❖ *Policy Decisions:*

➤ *Trellis lights – how to proceed – we will work on pricing again this month with blue bird, All electric and triangle electric. – We contacted these guys again and will meet with them next week to look at this again. Many of the solar lights are a real harsh blue/white light so we need to delve into this further.*

➤ *Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Let's discuss responsibilities. Eg. Replacing trees in ROW, Fences (esp on greens), gates, irrigation, shoveling and plowing etc front yard irrigation – Jen has started a comprehensive list and the board is working to determine policy on each item during our meetings. This document will become part of the homeowner manual. One item that has been in.*

▪ *We need to also note the plowing damage things is the owners responsibility to take care of it as well.*

▪ *See separate documents – we went through about ½ of these at the last meeting. – Table until September – see separate document attached.*

❖ *Final Board Comments:*

❖ *Meeting Adjournment: 3:22 pm*

*M/S/P: Courtney/Mosh – 3-0*



