

WNA Board of Directors Meeting MINUTES

December 19, 2016, 7:00pm, 17 Farncomb Green (Lincoln Park Sales Office)

7:00pm	Call Meeting to Order	<i>Mindy called the meeting to order at 7:04pm. In attendance: Mindy Brewer, Ryne Scholl, Tim Faia, Ian Hamilton, David O'Neil, Courtney Kenady, Anne Gallagher and Steven Frumess.</i>
7:00pm	<i>Neighbor Open Forum (3 min. each)</i>	<i>No neighbors in attendance</i>
7:00pm	Introductions	<ul style="list-style-type: none">• Introduce former/new Board Members, current & new mgmt companies
7:15pm	Board Offices & Terms	<ul style="list-style-type: none">• Vote on offices (<i>1-year terms, duties outlined in Bylaws</i>)<ul style="list-style-type: none">○ President – <i>Tim Faia</i>○ Vice President – <i>Mindy Brewer</i>○ Secretary – <i>Heather Gard</i>○ Treasurer – <i>Ryne Scholl</i>○ Member-at-large – <i>Ian Hamilton</i>• Discuss Board Member terms (<i>staggered 1, 2, 3 years with subsequent Board Members each serving 3 year terms</i>), to be determined/ratified at next Member Meeting – <i>BOD will discuss their preferences at January 2017 meeting</i>
7:25pm	Old Business: Information/History (<i>new Board of Directors should familiarize themselves with these documents</i>)	<ul style="list-style-type: none">• Declaration, Bylaws, Rules & Regulations (<i>on website</i>)• Governance Policies (<i>on website</i>)• Current Contracts<ul style="list-style-type: none">○ Independent Contractor Agreement○ Post-Declarant Control guidelines – <i>BOD may consider</i>

cancelling current contracts, with 90 days' notice

○ Snow Removal (2),
Landscaping, Irrigation,
Management

▪ Add End-of-Season Leaf Mulch/Rake task to Landscaping Contract for 2017 – *BOD to consider when putting 2017 Landscaping contract in place*

• Delinquent Dues
information

○ Owners on payment plans,
with liens, etc.

□ Rental Guidelines (*on website*)

• Lighting Update

○ Trellises: Consider dark-sky compliant,
solar lights

○ Streets: Will pass owner feedback from
survey on to TOB Streets Department

7:40pm

New Business: Finance

• Finance Reports through
11/30/16

• 2017 Budget

○ 1/1/17 increase to \$68.50 (\$55.38
Operating; \$13.12 Reserves)

• Treasurer & Alpine Edge
added to bank accounts –
*David O'Neil will add Ryne, Tim
and Mary Kay (Alpine Edge)*

7:50pm

New Business: Board Business

• SURVEY Results – *Anne will
post Survey results to
website; BOD to review
Survey results & comments
before Jan. mtg*

• Rule Enforcement

• Schedule next Board
Meeting: *January 17,
2017, 6pm*

at Alpine Edge conference room (130 Ski Hill Rd, Ste. 130)

- Monthly or bi-monthly – *Monthly as long as necessary*

8:10pm

New Business: Developer

- Lincoln Park update – HOA has received 21 LP closing documents (225 total owner-occupied units)
- *Will launch Phase 3 (& possibly Phase 4) this summer*
- *Bridge Street bridge – minor amendment to the Master Plan; one-lane (two-way) vehicular bridge, hopefully 14-16' wide, all vehicles allowed except for TOB transit. Amendment to be submitted to TOB Planning Dept, then added as consent item to Planning Comm. and Town Council meetings. Neighbors welcome to review submitted amendment and submit letter to Planning Commission to consider with meeting packet*
 - Developer to complete build-out of LP, install Vern Johnson Memorial Park and sign at entrance of neighborhood
- Courtney Kenady, developer point of contact for BOD, Mgmt
- Audit & Transition from Declarant Control update
 - Official Turnover date 60 days after 12/5/16 (closing of 225th unit) – **2/3/17**
 - Other Transition information to discuss?

- Audit, other docs due to HOA by 60 days after Election **(2/13/17)** – Audit is currently under way, by McNurlin & Associates

8:25pm

Board Comment

David O'Neil is proud of our neighborhood and how it reflects the values that are important to us and our country. He & Courtney will be standing by to assist with anything the Association needs in the future.

8:30pm

Meeting Adjournment

M/S/P: Meeting adjourned at 8:30pm by Mindy.