

Wellington Neighborhood Association
Design Review Committee
Meeting Minutes

9/17/2012

Called to Order: 7:05

Members Present:

Dave Watson
Sandy Hahn
Mary Gervais
Doug Briggs

Residents Present:

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Prior Meeting Minutes: The prior meeting minutes were accepted as is after a discussion of an inclusion requested by Dave Watson. He wished to add the following sentence after the 23 Huckleberry Green Fence dialog:

David and Brenda will contact Dave and Teresa Watson to negotiate new options.

Sandy, Mary and Doug could not recall that specifically being stated so the minutes were not adjusted.

New and Outstanding Submission Review:

14 Leap Frog Green landscaping: this application was approved unanimously. It was suggested and agreed the making the walkway serpentine would be a nice addition to the plan, but this is not a requirement for approval. The walkway exists already.

Other Business:

The 23 Huckleberry Green fence application from the Lefflers was discussed to try to create a mutual understanding of the actions that took place. This discussion also included discussion regarding the BOD choosing to remove the 'matching fence' restriction when installing new fence in the neighborhood. The 'matching fence' policy was in place by precedent and had been utilized by the DRC for at least the time that the

chairman, Doug Briggs, has been on the committee. The DRC collectively felt that the BOD ought to have included the DRC in a discussion that overrode the DRC's implementation of the 'matching fence' policy.

The discussion of the fence application above also led to the suggestion that any application that requires the use of a neighbor's property through an easement will require the signatures of all affected property owners. Verbal agreements are not to be considered adequate for these types of applications. Signatures from neighbors on a class D will not be considered the equivalent to a signature on the plans.

The issue of enforcement of the Design Standards, or the lack thereof, was discussed. Mary mentioned the comments of a friend that is a lawyer that stated to the effect, that until a NA actually sues a resident, they are powerless to enforce their rules. Doug mentioned through a conversation with Jennifer, the NA admin, that the BOD is beginning a review of enforcement policies as there will be new state rules for NAs in place regarding enforcement and how it may be pursued. He also encouraged all DRC members to participate in BOD meetings to insure that DRC points of view are represented during this review.

Mary made two points regarding the neighborhood in general:

1. She indicated she would be regularly requesting that the developer and/or NA provide top soil seed in the area of Dead Elk Pond so that she and other volunteers could establish some rudimentary landscaping in the area to replace the barren rock and weeds that currently exist there. Until something is done with the area West of Rodeo Drive, Mary will persist in requesting that landscaping be implemented.
2. She pointed out that despite the Standards and the DCCRs prohibiting trailers being stored in the neighborhood that trailers persisted in many resident's yards; some on parking pads, some on grass (or what was grass at some time). Mary proposed that the DCCRs and Standards be amended and permit trailers on legal parking pads that could fit within the parking pad. She also suggested that a monthly fee be charged for the placement of these trailers on legal parking pads in consideration of the negative visual impacts that trailers have. Mary also suggested that simple steps, such as those in place on the West end of Central Park be installed to provide access to Dead Elk Pond as it is frequented by people with their pets and children.

Discussion ensued regarding Mary's points. Doug mentioned that the BOD has indicated, upon Doug's raising of the Dead Elk Pond landscaping issue, that more than just top soil would be needed as topsoil alone would simply wash out through the dredge rock. All present agreed that something needed to be done as the proposed 'community center' is presently just that, proposed, while the dredge rock and obvious former construction staging area are an eyesore in general and particularly for those that live on and frequent Rodeo Drive.

Doug agreed with the trailer parking issue noting that trailers are a way of life for many residents as we have 'toys' that require them such as boats, rafts, snowmobiles and motorcycles. He also suggested that they simply be permitted with no fee required. Size of trailer is certainly an issue so some limits would need to be placed on their size as well as their condition of upkeep.

Meeting Adjourned: 7:46 pm