

**Wellington Neighborhood Association**  
**Board of Directors Meeting Agenda**  
**March 7, 2012**  
**1:30 pm**  
**17 Meadowlark Green**

Call Meeting to Order: The meeting was called to order at 1:52 pm. Courtney and Mosh were in attendance. Jennifer McAtamney was also in attendance. We do not have a quorum currently.

Public Comment Session:

- ❖ Approval of BOD Minutes:
  - M/S/P:
- ❖ Finance
  - Approve bills and sign checks:
  - Budget to Actual Statement to Review:
  - Delinquent Dues under separate cover as of 2/29/2012
- ❖ HOA Hot Issues:
  - Alley Scraping: See email from 3/6/2012
  - 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. Tabled until we hear more.
  - Dumping on Queen of the West – We did the walkthrough and we need to remove the non 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. Tabled for further discussion in the spring
  - 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. Tabled for further discussion.
  - Website: Work in progress. Have documents assembled, IA completed and working on site. Once it is ready for testing will distribute link to you all. ☺
  - Review 3-14-2012 Meeting agenda.
- ❖ Enforcement Issues:
- ❖ Budget Decisions:
  - 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. Any updates on the land use issues. We will continue this until we have some resolution
  - Alley scraping: see item above under hot issues.
- ❖ Policy Decisions:
  - Homeowner responsibilities and education: See attached document
  - Agenda for Member meeting next week – do you have items you want to add?
- ❖ Final Board Comments:
- ❖ Meeting Adjournment:

M/S/P:

**WELLINGTON NEIGHBORHOOD ASSOCIATION**  
**Board of Directors Minutes**  
**February 8, 2012 – Budget approval meeting**  
**1:30 pm**  
**17 Meadlow Lark Green**

- ❖ Call Meeting to Order: The following were in attendance: Michael Mosher, Deb Drayton, Courtney Kenady and Jennifer McAtamney.
- ❖ Public Comment Session: None
- ❖ Approval of BOD Minutes:
  - M/S/P: Courtney/Deb 3-0
- ❖ Finance
  - Approve bills and sign checks:
  - Review Budget:
  - The board reviewed the proposed 2012 operating and reserve budget line by line. This year we budgeted primarily off of 2011 budget and actual. Last year we ended the year in the red due to the large expenses incurred for both snow plowing and landscaping. Snow plowing alone was \$12,000 over budget due to the record snowfall year. Water and landscaping also exceeded budget. With 2012 below average snow fall the board felt comfortable moving back to previously budgeted levels. We also increased the landscaping budget for 2012 after hiring Summit Landscaping last season we were very pleased with the results and want have the ability to continue with that level of services during the 2012 bidding process. Due to these increases in costs we are only budgeting minimal reserves this year. The board is aware of this and consciously made a decision not to increase the reserve line item because it would mean raising dues. The board felt strongly that in these uncertain economic times that this was not an appropriate time to contemplate raising dues. Instead they will seek cost saving efforts as we bid out projects and make decisions about neighborhood events and amenities. In years past we have had extra funds to beef up our reserves and hope that careful spending in 2012 will result in even larger reserve savings. They also recognized that our reserves funds are in good condition and we have only small painting and resealing projects due this year.
    - Mosh/Deb: 3-0 passed.
- ❖ HOA Hot Issues:
  - Election Issues: Online election vs. Traditional Mail In Ballots. After a quick presentation by Jennifer the board decided to go online this year. We recognize that it might not work perfectly but with the potential costs savings and increased participation we want to give it a try.
- ❖ Adjourn: 2:32 pm
  - M/S/P: Courtney/Deb 3-0

**WELLINGTON NEIGHBORHOOD ASSOCIATION**

**Board of Directors Minutes**  
**January 4, 2012**  
**1:30 pm**  
**17 Meadlow Lark Green**

Call Meeting to Order: The following members were in attendance: Michael Mosher, Chris Egan, Deb Drayton and Courtney Kenady. Jennifer McAtamney was all in attendance.

- ❖ Public Comment Session: None
- ❖ Approval of BOD Minutes: Approved
  - M/S/P: Deb/Courtney – 4-0
- ❖ Finance
  - Approve bills and sign checks:
  - Budget to Actual Statement to Review:
  - Allphase: \$3000
  - Visor Construction: \$3,350
  - Town of Breck water Bill: Not received
  - Jennifer McAtamney -
    - Fiscal issues:
    - Bank of the West account has been closed and will be transferred into our reserve account at Alpine Bank.
    - See separate document. To be reported as of 12/31/2011:
- ❖ 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. – Noted contract has been updated and signed.
  - 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: Not getting any complaints. Many neighbors contacting us when they have guests.
  - 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. Tabled for further discussion.
  - 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. Tabled for further discussion.
  - 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. Any update on this.
  - 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. This is on my schedule for January.
- ❖ Enforcement Issues:
  - Union Mill Pontoon boat has been fined \$150. No response from them to date.
- ❖ Budget Decisions:

- 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. Any updates on the land use issues.
- Initial review of draft budget for 2012
- ❖ Policy Decisions:
  - Homeowner responsibilities and education: Jen is working on the draft and will present it at the meeting.
- ❖ Final Board Comments: None
- ❖ Meeting Adjournment: 3:15 PM  
M/S/P: Deb/Michael – 3-0: Courtney had to excuse herself early.

DRAFT