

WELLINGTON NEIGHBORHOOD ASSOCIATION

Board of Directors Agenda

March 9, 2011

6:00 pm

- ❖ Call Meeting to Order:
- ❖ Public Comment Session:
- ❖ Approval of BOD Minutes:
 - M/S/P – Court/Deb
- ❖ Finance
 - Approve bills and sign checks:
 - Community First Association Management Q1 – \$6937.50
 - AllPhase - \$ 3000.00 + 2055
 - Visor Construction - \$ 3000.00
 - Brian Hume - \$0.00 – no bill yet
 - Auto – payments
 - Xcel Energy – \$70.50
 - Delinquent Dues:
 - See separate document. To be reported as of 2/28/2011:
- ❖ 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...
 - Parking: We need to cover this in the meeting on the 9th. Sign will go in, report abuses to HOA, report need to use parking to HOA....
 - We will make arrangement for board members to be able to call too.
 - 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 is going to start a comprehensive list and we will determine policy on each item at our winter meetings. This document will become part of the homeowner manual. Note: 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 May
 - DRC –We still need to adopt these at a big meeting in March
 - Memorial Bench:
 - Memorial bench for Mary Gervais brother. She sent a sample of it. We could not view it via online today. Jen will send it out online. The one Mary liked was probably not sturdy enough let's get some suggestions for her. We are going to look at finding a standard sturdy bench where people can then customize a memorial plaque. We really like the town benches. They are very sturdy and nice looking. We are going to find out where they are made and the cost and then work from there. – No update.
- ❖ Enforcement Issues:
- ❖ Silver Green – short term violations – we are going to have our attorney contact them regarding this.
- ❖ Budget Decisions: None
- ❖ Policy Decisions:
 - Trellis lights – how to proceed – this is on our spring list we will have pricing before we start.
 - Landscaping – for 2011 season – Things were great in 2010 let's stay the course.

- ❖ Final Board
- ❖ Comments: Meeting Adjournment: 6:28 pm
- ❖ M/S: Mosh/Deb

DRAFT

WELLINGTON NEIGHBORHOOD ASSOCIATION

Board of Directors Minutes

January 5, 2011

1:30 – 3:00 pm

- ❖ *Call Meeting to Order: The meeting was called to order at 1:54. The following members were in attendance: Michael Mosher, Courtney Kenady, Scott Reid, Deb Drayton and Jennifer McAtamney.*
- ❖ *Public Comment Session: No public comments were taken.*
- ❖ *Approval of BOD Minutes: Yes*
 - *M/S/P – Scott/Mosh – 4-0*
- ❖ *Finance*
 - *Approve bills and sign checks:*
 - *AllPhase - \$ 3000.00*
 - *Visor Construction - \$ 3000.00*
 - *Brian Hume - \$0.00*
 - *Auto – payments*
 - *Xcel Energy – \$76.89*
 - *Delinquent Dues:*
 - *See separate document. To be reported as of 12/31/2010:*
- ❖ *HOA Hot Issues:*
 - *Parking: Debreif from meeting. People were concerned about the esthetic of the signs but want the town to do the enforcement.*
 - *Board discussion involving this understands the desire for a better esthetic but has concerns that the money spent on prettifying up the signs would not be well spent because of the intial costs and the on going maintenance of the sign frames. We are going to try and make the current ones as attractive as possible. Mosh is going to work on mocking them up so we can see the possibilities. – Jennifer has found some frame options to look at and will bring pictures. We are going to go with the white reflective signs with the frames and 4x4 spaces Buy at least 10 extra. Great – for the spring we will have everything ready to go.*
 - *Homeowner responsibilities and education: Next steps: Determine and define areas of responsibilitiy 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 is going to start a comprhensive list and we will determine policy on each item at our winter meetings. This document will become part of the homeowner manual. Note: We need to also note the plowing damage things is the owners responsibility to take care of it as well.*
 - *See separate docuement*
 - *DRC –We still need to adopt these at a big meeting in March*
 - *Memorial Bench:*
 - *Memorial bench for Mary Gervais brother. She sent a sample of it. We could not view it via online today. Jen will send it out online. The one Mary liked was probably not sturdy enough let’s get some suggestions for her. We are going to look at finding a standard sturdy bench where people can then customize a memorial plaque. We really like the town benches. They are very sturdy and nice looking. We are going to find out where they are made and the cost and then work from there. – No update.*
 - *Memorial Bench:*
 - *Memorial bench for Mary Gervais brother. She sent a sample of it. We could not view it via online today. Jen will send it out online. The one Mary liked was probably not sturdy enough let’s get some suggestions for her. We are going to look at finding a standard sturdy bench where people can then*

customize a memorial plaque. We really like the town benches. They are very sturdy and nice looking. We are going to find out where they are made and the cost and then work from there. – No update. Move on from this in 2010.

❖ *Enforcement Issues:*

- *Parking on Cedar Green parking area - we will deal with this when things are signed.*
- *SUV on Willow Green –look for the owner*
- *Loose dogs - What can we do? Tell neighbors - 1st talk to the owners, then call the CSOs.*
- *Dave Rossi's email - Jen respond with a list of how we addressed or not. Do we want to use the the the new boxes? Let's use them and install in the spring at the same time as the signs. Jen will get prices for the new boxes and add it to the reserve budget for signs. Courtney will let David know we are going this direction.*

❖ *Budget Decisions:*

- *In the spring we will paint Huckleberry, Willow and then see what else might need some love.*
- *Parking signs – see notes above.*
- *Website redesign: Jen will be working on this over the winter.*
- *Rodeo spiff up request – EPA and Wolff Lyon is looking at this land for improving it. Scott mentioned that we need to do some grading, take out the trash, and put seed down to make it better immediately. David believes this is a developer responsibility but does not want to do something extensive because of the future plans for the community building. Scott is proposing that the developer moves the dirt and does the clean up. Then we put down top soil and seeds. David is suggesting that his guys pull out the garbage, and weeds and that we take a look at it at our November meeting. David is going it and send an email on proposal on Monday via email.*
 - *Doug asked about the detention pond. A. It may change down the road and it is a serious financial commitment. This will be part of the further work. – The grading and seeding work will be in the spring.*
 - *Doug would like an update on when things will be cleaned up – We will ask David.*
 - *Silver Green - revamp – let's look at this as part of the business discussion. This is probably should be posed to the green to find out how to do this. Let's suggest we put this in the reserve budget for \$1,500.00 and ask them to look at a plan to present to the board. The plan needs to be sustainable with hard use. We can do this annually as part of our maintenance plan.*
 - *David is meeting with housing committee to talk about the community building and is also talking to Chris Egan. Once these questions are answered we can look at a bigger plan. This summer we would like to do something. Jen will put \$3000 in the reserve to do weed mitigation and some grading and seeding.*

❖ *Policy Decisions:*

- *Trellis lights – how to proceed – Fix the one on Cedar Green. Low cost. Low maintenance is a consens. I received a cut sheet from Tom Lyon and have it sent out to All Electric, Triangle Electric and Electrical Integration. I do not believe I will have pricing until after our meeting so will send out via email. The plan is to repair cedar green and add lighting to the trellis which do not have them including Impatient, Meadowlark, Leap Frog, RainDrop, Madeline, and Dragonfly once we have bids on these we will decide how to proceed.*
- *Landscaping – for 2011 season – Things were great in 2010 let's stay the course.*
- *Budget thoughts for 2011. Let's stay the course and keep our reserves working as they are. – Jen presented a draft budget which is very similar to 2010 with increases for snow plowing given this current year and some addition funds for watering and landscaping The consensu is that the draft budget is looking good. Jen will clean up and get ready for formal adoption process starting later this month.*

❖ *Final Board Comments: Push back and scrape and rearrange - all are in favor of it. Jen call Mark to get started on this. We*

❖ *Meeting Adjournment: 3:17pm and a big thanks to Mosh for being such an outstanding meeting host.*