

**Wellington Neighborhood Association**  
**Board of Directors Meeting Agenda**  
**April 4, 2012**  
**1:30 pm**  
**17 Meadowlark Green**

Call Meeting to Order: at 11:05 am. The following members were in attendance: Michael Mosher, Courtney Kenady, Samantha Kosanovich and Jennifer McAtamney.

Approval of BOD Minutes: (for February & March)

- M/S/P: Mosh/Courtney – 3-0
- ❖ Finance
  - Approve bills and sign checks: Done
  - Review Finance: everything is on budget and things have been very quiet.
- ❖ HOA Hot Issues:
  - Elect Officers for this year:
    - President: Michael Mosher
    - Vice President: Samantha Kosanovich
    - Treasurer: Deb Drayton
    - Secretary: Courtney Kenady
    - Member at large: David O'Neil
  - 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 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 in the spring.
    - We would like to set a date in the warmer weather tentatively June 23rd or 24th. David would like to partipate and provide food. Samantha is going to chair and organizing committee. Our goal will to have reps from each green on the committee this will potentially include homeowner projects, green projects as well as the two open space projects dicussed here.
  - 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. Same as above....
  - Website: Work in progress. Have documents assembled, IA completed and working on site narrative. Once it is ready for testing will distribute link to you all. ☺ Jen previewed the site, she is waiting on some docs from the insurance company and once added will publish and let you all test for the next week of two. Once tested we will publish to the neighborhood and be off and running!
  - Neighborhood Communication – can we do it better and more? This will come along with these efforts. We want to continue to work getting people to facebook.
- ❖ Enforcement Issues: 10 Cedar Green camper covered by a tarp. Always send Jen an email if you see something. I will confirm it and write a letter.
- ❖ 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. Follow up – Have Drew install and give Dan a bill for it.
- 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 – The bus is on the town’s master plan. It needs to be included in the neighborhood. This has been moved up the chain and now David & Jeff Huntly (County attorney) and the BOCC are discussing the possible use of open space for the bus stop. Depending on the result of those discussion we will resolve where the bus stop will be able to be located.
- ❖ Policy Decisions:
  - Homeowner responsibilities and education: See attached Manual – Mosh will make index it for and publish it as a .pdf for being send out to the neighborhood. We will continue to make these for new homes.
- ❖ Final Board Comments: What is going to with follow up on the foreclosure? Courtney has been trying to contact her regarding the home. We do not want to see a foreclosure in the community.
- ❖ Meeting Adjournment: 11:55 am

*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 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 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: None*
- ❖ *Meeting Adjournment: meeting adjourned at 2:30 pm*

**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*