

WNA Board of Directors Meeting MINUTES

May 12, 2016, 1:00pm, Ron Schuman's office

- ❖ Call Meeting to Order: *Ron called meeting to order at 1:00pm. In attendance: Ron, Mindy, Ryne, Courtney and Anne.*
- ❖ Approval of BOD Minutes from March: *Approved via email 4-0 on 3/21/16*
- ❖ Neighbor Open Forum: *No neighbors present.*
- ❖ DRC Discussion: *DRC Members Drew Kosmowski and Leigh Girvin attended. Had first walkthrough meeting of 2016 Season on Monday, May 9th.*
 - *Roles/ responsibilities of DRC and BOD: Both have authority to fine neighbors for rule violations and DRC can amend rules related to Design Standards, with BOD approval.*
 - *5 Silver Green Dog Shelter: No original DRC application or approval. Manager sent letter in April to request homeowner removes structure for safety reasons, no action taken yet. Will wait until walk-through on 5/20 to pursue issue further with homeowner.*
 - *Lighting, snow stack and enforcement of approved applications were discussed.*
 - *Drew reminded everyone that 2 meetings/year with the BOD would be helpful.*
- ❖ Old Business:
 - Spring Election process review: *Election worked well, easy and there was a great voter turnout.*
 - Determine offices of new Board Members:
 - *President – Ron*
 - *Secretary – Courtney*
 - *Treasurer – Ryne*
 - *Vice President – Mindy*
 - *Member at Large – David O'Neil*
 - TOB Transit to neighborhood update: *James Phelps with TOB Transit confirmed the temporary bus turnaround will be installed and located on French Gulch Road, past Logan Rd alley. Construction to begin July 16th (6 week process).*
- ❖ New Business:
 - Finance:
 - *Approve bills & sign checks: Ryne and Ron approved bills, no checks*
 - *Finance Reports: Ryne discussed some ideas on the prepaid dues as a liability. Will meet with Anne to implement recording them this way. Financials approved.*
 - *Reserve Study: Discussion about budgeting for monthly reserves contribution. \$7,000 transferred from Operating Account for April Reserves. Ryne and Mindy to review Reserve Study before next Board Meeting in July.*
 - *Leap Frog Foreclosure: Anne is working with the bank on the dues. Owner is up to date.*
 - *Insurance quotes: Liability renews in November. D&O done in February - \$2000 difference in quotes. American Family, Farmers and Neil-Garing provided new quotes.*
 - ◆ *Neil Garing: \$1800 current estimate for D & O - \$900 lower when not under Declarant control.*
 - ◆ *AF quote for 230 units – will increase when number of units go to 282*
 - ◆ *M/S/P: Ron motioned, Mindy seconded to change to American Family at this time. Motion passed unanimously, 4-0.*
 - Budget Items:
 - *Leslie Debaggis Gardening in 2016: Anne will get list from Leslie then share with BOD*

- Draft 2017 Budget: *Assumes continuing with \$65/month for 2017. Review and discuss at next BOD Meeting in July.*
 - ◆ Grasshopper Phone Service: *David O'Neil will continue paying this monthly bill for now, Board should expect to take on payments after Declarant Control.*
 - ◆ Eunify: *Ron would like to table the idea of implementing Eunify until after transition from Declarant Control*
- Gates Community Mgmt proposal for 2016-18: *Mindy & Ryne to review. Ron would like to get this contract in place to keep Gates Community Mgmt in 2017, 2018*
- Discussion: *Mindy informed Board that CCIOA law says that all contracts are released when Association is handed over from Declarant to HOA. Concerns about signing three year contract with a subcontractor (landscaping, snow removal, etc.) Get contracts on services with a footnote of possibility of a change with the CCIOA law. Anne will research all that will take place during transition out of Declarant Control.*

➤ Board Business:

- Remaining 2016 BOD Meeting Dates: *2nd Thursday of every other month: July 14, Sept. 8, Nov. 10*
- Lincoln Park – Update from Courtney: *Board Walk-through May 25th. First Phase 1 closing is at the end of the May. Moving into Phase 2 Horizontal this summer, with a launch at the end of June.*
- Revise Rules/Regulations: *Mindy will review current rules and regulations and make recommendation on possible revisions. Clarification on campers, camper vans and recreational vehicles would be helpful.*
- Neighborhood playground at Central Park: *Ron will email Leslie Davis and Mindy Brewer to get the ball rolling.*
- Solar lighting on trellises: *Ryne will send Ron specs on the lighting he has, and Ron will research for the greens/trellises.*
- Board Education – Lunch on May 19th: *Ron, Mindy and Anne are planning to attend.*

➤ Miscellaneous:

- Guest Parking, Violations update
 - 62 Union Mill Irrigation: *Send letter to homeowner with fine and deadline to remove his personal irrigation from HOA's main water line. Additional daily fines each day not completed past the deadline. Work must be approved/verified by Thetford.*
 - Ron asked about aspens cut off near 39 Willow Green. *Anne will check with TOB about arrangement made between Town and homeowners to remedy.*
 - 84 Midnight Sun: *Owners confirmed all issues taken care of (tenants, dogs, etc.)*
- Upcoming events:
 - Board walk-through – May 20th, 11:30am (approx. half-day) *Anne will send out checklist to BOD members ahead of time*
 - Gold Run Rush – June 15th
 - Beautification Day – June 25th *Ron will host in his garage again this year*
 - Garage Sale – July 16th

❖ Board Comment:

❖ Meeting Adjournment:

- M/S/P: *Meeting adjourned at 3:03pm by Ron.*