

Wellington Neighborhood Association
Board of Directors Meeting Agenda
August 8, 2012
1:30 pm
17 Meadowlark Green

- ❖ Call Meeting to Order: Michael Mosher, Courtney Kenady, Deb Drayton were all in attendance.
- ❖ Approval of BOD Minutes for April & June
 - M/S/P: Deb/Courtney
- ❖ Finance
 - Approve bills and sign checks: approved
 - Review finance budget to actual - approved
- ❖ HOA Hot Issues:
 - New Board member – According to our bylaws: Section 4.3. Vacancies. If a member of the Board of Directors appointed by Declarant during the Period of Declarant Control dies or resigns, Declarant shall appoint a new member of the Board of Directors to replace such deceased or resigned member. If a member of the Board of Directors elected by Owners other than Declarant dies or resigns during the period of Declarant Control, the Owners other than Declarant shall elect a new member of the Board of Directors to replace such deceased or resigned member. So we will need to take nominations and hold another election for this position. – We will hold an election following our October meeting giving neighbors time to nominate and then hold the election via the internet.
 - Board of Directors Retreat Discussion
 - The board would like to have a separate meeting to set goals the upcoming year, address our ability to enforce our declarations and more. We are setting this meeting for September 5th. The meeting will be held at Jen’s house for a change of scenery.
 - 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 –*Discussion on Doug’s Sign.- We prefer that we make any signs that are needed. We hope by cleaning the area that dumping will stop!*
 - 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. Thoughts on this??? Can we add Jennifer’s contact info to the facebook page so people can contact her directly for action oriented items. This year we used the following methods to reach out: email, facebook, surveys etc. Also let’s keep thinking about this some more.
- ❖ Enforcement Issues:
 - Letters will be going out from our walkthrough. Update – are there more enforcement items you would like us to follow up on.
 - Jennifer would also like to look closely at our enforcement procedures and make sure they are clear and address the different situations we are encountering. She would also like to add a section of the Homeowner manual to elaborate on this. This will be addressed at our retreat meetings to come up with a plan for addressing this.
 - 67 Cedar Green – Renters issue. One of the rules we would like to include will be rules for informing the HOA regarding rentals. We would like a copy of the lease, contact info so we can communicate with the renters.
- ❖ Budget Decisions:
 - 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. Meeting is scheduled on Friday 6/8/2012 to discuss this.* Any updates on this topic? The BOCC wanted David to clean up the ponds as a public benefit for providing the bus stop. They are now looking at a possible location on forest service land!

- Clean up and add cobble to parking areas - 2 crew X 8hrs @ \$40/hr + 3 yds cobble rock = \$940.00 – do we want to do this. Not at this time but next summer would be good.
- ❖ Policy Decisions:
 - Jennifer would also like to look closely at our enforcement procedures and make sure they are clear and address the different situations we are encountering. She would also like to add a section of the Homeowner manual to elaborate on this. – This will be tackled as a first step at our September meeting.
- ❖ Final Board Comments: None
- ❖ Meeting Adjournment: 3:10 pm

Wellington Neighborhood Association

Board of Directors Meeting Agenda

June 6, 2012

1:30 pm

17 Meadowlark Green

- ❖ Call Meeting to Order: The meeting was called to order at 1:35pm. Courtney Kenady and Michael Mosher were in attendance. Quorum was not achieved. We went over the agenda and discussed items but did not any action on items because we did not have a quorum in attendance.
- ❖ Approval of BOD Minutes for April
 - M/S/P: No quorum not approved.
- ❖ Finance
 - Approve bills and sign checks:
 - *Mosh reviewed bills and initialed all checks, they will go to Deb for her signature. This is the same process we use for months we do not have a meeting. This is not a board action.*
 - *Review Finance: Everything is all good so far this year.*
- ❖ HOA Hot Issues:
 - Neighborhood walkthrough update: *Jen will distribute a spread sheet with all the issues by the end of this week to the board for their view. Letters will go out next week. We are going to use the letters as an invitation for the clean up party!*
 - 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.
 - *We also received an letter from the forest service regarding FS clean up on B& B property. Mosh will respond with Scott Reid's guidance. We would like them to protect mining and early artifacts as would BOSAC.*
 - Dumping on Queen of the West – We did the walkthrough and we need to remove the none 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. *This will be addressed as part of the beautification day. The DRC has also been reviewed the info and is supportive of the project. We would like to avoid signage if we can. We are going to clean and neaten the area up if this does not work, we will consider temporary signage if that does not work.*
 - Neighborhood clean up day:
 - We would like to set a date in the warmer weather tentatively June 23rd or 24th. David would like to participate 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 discussed 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....
 - *We have a skidster, and dumpster, and even a subcontractor to help people do things. David has offered to donate paint and stain as well as food. Court gave an extensive update of the event. She is going to send out an email regarding what is in place. She needs the help of the board to pull this event off.*

- 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! Updates are being made, DRC pages are being added to. *Should launch mid July.*
- 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. Thoughts on this??? Can we add Jennifer’s contact info to the facebook page so people can contact her directly for action oriented items. This year we used the following methods to reach out: email, facebook, surveys etc. Also let’s keep thinking about this some more.
- ❖ Enforcement Issues:
 - Letters will be going out from our walkthrough. *We are working on an invitation type format for these. ☺ Hopfully it will help with neighborhood beautification day!*
- ❖ 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. – This is done!
 - 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. Meeting is scheduled on Friday 6/8/2012 to discuss this.*
- ❖ 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. *Update.... Mosh is getting a copy of adobe to finish this up*
- ❖ Final Board Comments: None
- ❖ Meeting Adjournment: After reviewing items and discussing neighborhood beautification day we called it at: 2:46 pm

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.
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 - 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.
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- ❖ 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