

# WELLINGTON NEIGHBORHOOD ASSOCIATION

## Board of Directors Minutes

January 6, 2010

18 Dragonfly Green – 1:30 – 3:00 pm

- ❖ Call Meeting to Order: the meeting was called to order at 1:35 pm. The following members were here. Scott Reid, Courtney Kenady and Michael Mosher.
- ❖ Public Comment Session: Mosh said that snow removal has been awesome.
- ❖ Approval of BOD Minutes: Approved as is.
- ❖ Approval of Neighborhood Administrator Hours: 65.75, 91
- ❖ Finance
  - Approve bills and sign checks:
    - Jennifer McAtamney – \$682.31
    - Baldy Mtn. Storage – Jen has switched to a credit card to avoid fees and has sought reimbursement above
    - Town of Breckenridge – \$2,865.00
    - AllPhase - \$2,500
    - Visor Construction – \$2,825.00
    - Laser Graphics- \$53.18
  - Auto – payments
    - COPAC – \$55.00
    - Payroll – 2,275.00
    - Xcel Energy – 51.12, 54.80
  - Delinquent Dues:
    - See separate document. To be reported as of 12/31/2009:
- ❖ HOA Hot Issues:
  - Plat Update: - Fences and Parking:
    - How do we want to proceed? We need to determine exactly where signs will be place at each area. They need to be 6 feet off the ground. Mosh will take pictures of all the parking areas and we will site a sign for each area including the parking spots on the alleys. We will follow the ordinance with it specifics.
  - Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Examples are: Fences on Greens, Gates on Greens, Trees (both subdivision, common area and personal), irrigation systems, shoveling etc... this will be addressed after we conquer parking and fences.
  - Trail easement:
    - Open Space and Trails will present a easement for a new trail: The new trail will go to the junction of Reiling, French Gulch and Wellington Road. It is on Town Right of Way until it hits the private open space by Gold Run Road. Mosh would like an easement from the HOA to the Town of Breckenridge. Scott Reid is here to request this easement as a representative from the town. Any liability for this is covered by Colorado Recreational Use Statute. Volunteer labor will be here to do it tomorrow. Scott will get the easement drawn up for Mosh to sign (as the president of the association) - **From a house keeping perspective has this been done? Still needs to be done. Looks like it is on the town right of way. This is all set up.**
      - David moved to have Scott get a easement drawn up and for Mosh to sign it when it is completed. Deb seconded and all approved. – Has this been completed?
    - Encroachment agreement for 108 Bridge St – **Scott has a draft for Mosh to review and finalized.**
    - 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.

- Enforcement Issues:
- Interesting parking issue at Keith McHugh – Not interfering with alley but parking 3 cars there. We do not enforce on private driveways.
- ❖ Budget Decisions: Present budget for adoption
  - Jen suggested that perhaps we look at guest parking areas for seal coating and re-stripings. This should come out of the reserve budget which Jen will work on.
  - Lets get rid of trash at bus stop. It is abused and to do weekly would be over 400 annually
  - Jen will adjust the snow removal # to address just one alley and adding leap frog green.
  - I will also look closer at landscaping. Trellis stuff if under consideration – maybe this is too much for temporary.
- ❖ Policy Decisions:
- ❖ Final Board Comments:
  - When the bridge is completed of Meadow Lark alley can the developer please patch or repair that alley way. Courtney will put this on her list.
- ❖ Meeting Adjournment:

## WELLINGTON NEIGHBORHOOD ASSOCIATION

### Board of Directors Minutes

October 7, 2009

Dragonfly Lane – 1:30 – 3:00 pm

- ❖ *Call Meeting to Order: Meeting was called to order at 1:42. Michael Mosher, Scott Reid, Deb Drayton, and Courtney Kenady were all present.*
- ❖ *Public Comment Session: We have heard concerns from the public that the path needs to be paved. People are wondering when this will happen and hope that the quit claim deed will be executed shortly.*
- ❖ *Concerns about how the developer is handing off sections of the neighborhood. Next Wednesday there is a staff meeting at 11:00 should address that there. We need a list of item defining what we need to bring to that meeting. Jen will keep the master list.*
- ❖ *Approval of BOD Minutes: APPROVED*
- ❖ *Approval of Neighborhood Administrator Hours: 82, 78*
- ❖ *Finance*
  - *Approve bills and sign checks:*
    - *Jennifer McAtamney – \$44.00*
    - *Baldy Mtn. Storage – \$ 195.00*
    - *Zen4 You – \$661.00*
    - *Thetford Landscaping - \$*
    - *Leslie Debaggis - \$750.00*
    - *Town of Breckenridge - \$20*
  - *Auto – payments*
    - *COPAC – \$55.00*
    - *Payroll – August: \$2050: \$ September: \$1950*
    - *Xcel Energy – \$55.48*
  - *Delinquent Dues:*
    - *See separate document. To be reported as of 10/1/2009:*
- ❖ *HOA Hot Issues:*
  - *Plat Update: - Fences and Parking:*
    - *How do we want to proceed? Vote at our meeting on October 14<sup>th</sup>.*
    - *Plat stuff – we have a sample easement agreement, Mosh is going to write a memo for it and we will post to the website and send the note out to the neighborhood.*
    - *Parking signage and fencing in the master is up for ballot at our meeting next week. Hopefully this will take care of it.*
  - *Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Examples are: Fences on Greens, Gates on Greens, Trees (both subdivision, common area and personal), irrigation systems, shoveling etc... this will be addressed after we conquer parking and fences.*
  - *Trail easement:*
    - *Open Space and Trails will present a easement for a new trail: The new trail will go to the junction of Reiling, French Gulch and Wellington Road. It is on Town Right of Way until it hits the private open space by Gold Run Road. Mosh would like an easement from the HOA to the Town of Breckenridge. Scott Reid is here to request this easement as a represenataive from the town. Any liability for this is covered by Colorado Recreational Use Statute. Volunteer labor will be here to do it tomorrow. Scott will get the easement drawn up for Mosh to sign (as the president of the association) - **From a house keeping prespective has this been done? Still needs to be done. Looks like it is on the town right of way.***
    - *David moved to have Scott get a easement drawn up and for Mosh to sign it when it is completed. Deb seconded and all approved.*

- *Encroachment agreement for 108 Bridge St – **Has this been completed – no they are going to take care of it.***
- *Landscaping update: Replanted aspens on Bridge St Green, Summer, & Huckleberry. Darryl noted last week when digging up the aspens on Bridge St Green that none of the burlap had been removed when these trees were planted. This doomed them. At the beginning of this year we filed these as a warranty item and were told they were not longer covered. I think we need to go back to NL and ask them about these trees in particular. Burlap on root balls created a problem. We are going to bring this up next week at the staff meeting.*
  - *Enforcement Issues: Real Estate Sign along French Gulch = Jennifer will take care of it.*
  - *Letter from Dave Rossi on parking... see separate letter. The current budget does not incorporate evening time patrolling of the parking areas. We will need to make allowances for this.*
  - *Agenda for next Wednesday night – see separate email*
- ❖ *Budget Decisions:*
  - *Just a recap – we are flattening out an area on the undeveloped side of Rodeo for access to snow storage there.*
- ❖ *Policy Decisions:*
- ❖ *Final Board Comments:*
- ❖ *Meeting Adjournment:*
- ❖