

WELLINGTON NEIGHBORHOOD ASSOCIATION

Board of Directors Minutes

March 3, 2010

18 Dragonfly Green – 1:30 – 3:00 pm

- ❖ Call Meeting to Order: Meeting was called to order at 1:40 am. The following members were in attendance: Michael Mosher, Deb Drayton, Courtney Kenady. Scott Reid was unavailable
- ❖ Public Comment Session:
- ❖ Approval of BOD Minutes:
- ❖ Approval of Neighborhood Administrator Hours: 101 hours for January, Jen needs to determine for feb.
- ❖ Finance
 - Approve bills and sign checks:
 - AllPhase - \$8150 (included extra snow removal)
 - Visor Construction – \$2,825.00
 - Auto – payments
 - COPAC –
 - Payroll –
 - Xcel Energy –
 - Delinquent Dues:
 - See separate document. To be reported as of 2/28/2010:
- ❖ 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. – Pending next steps – Mosh is taking pictures this afternoon.
 - 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. Jen will work on this in March and April. Mosh has a new high res photo of the neighborhood which will aid in creating this. We will also do the same with the design guidelines and maintenance standards. We will publish these to the neighborhood this spring and after using them for the summer we will approve them and formally adopt at the fall meeting.
 - 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.
 - Enforcement Issues:
 - Snow plow blocking on little cedar alley way. Jen will follow up with this.
 - We are also going to follow up on the pump house parking area.
- ❖ Budget Decisions: Present budget for adoption
 - Deb and Jen worked on the budget and Jen created a first round reserve budget for until 2030. We need to approve these for final association approval at the meeting on the 17th. Courtney moved to adopt the budget, Deb seconded it and all approved it.

- Butt disposal system and a sign for the bus stop asking neighbors to pick it up and keep it clean! We are looking at it next meeting.
- ❖ 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.
 - We are going to look at redesigning the website to make it more user friendly.
- ❖ Meeting Adjournment:

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:*

