

Wellington Neighborhood Association
Homeowners Meeting Minutes
Breckenridge Grand Vacations Community Center, Discovery & Hopefull Community Room
March 25, 2015 – 6:30 PM

1. Call to Order: The meeting was called to order at 6:36 pm.
2. Determine quorum – 20 homeowners – The following homeowners were in attendance:
Courtney Kenady - 90 Union Mill, Ryan Sanders – 83 Bridge St, Anne Gallagher – 15 Silver Green, Will Rothrock – 10 Paradise Green, John Champoux – 29 Midnight Sun, Bob Christie – 9 Midnight Sun, Matt & Mindy Brewer – 32 Midnight Sun, Doug Briggs – 30 Silver Green, Kneale Brownson – 25 Silver Green, Beau Paisley & Leslie Gunder – 11 Dragonfly Green, Sara Hirsch – 44 Bridge St, Tyler Horne – 21 Paradise Green, Rayanne Harris – 9 Leapfrog, Michael Mosher – 17 Meadow Lark Green, Kristine Elliot – 5 Walker Green, Mark Heins – 16 Walker Green, Brett Amedro – 23 Paradise Green, Hilary Chu – 63 Cedar Green, Ron Schuman – 11 Willow Green, Dave Rossi – 6 Cedar Green, Ben Brewer – 16 Silver Green, Emily Lutke – 10 Cedar Green. A proxy was received from Tony Drabant appointing Tom Bailey who is not in attendance. Quorum Requirement were met once late arrivals were included so we can conduct business.
3. Old Business
 Approve Meeting Minutes March 12, 2014 & November 12, 2014
 M/S/P: Doug Briggs/Michael Mosher - approved unanimously.
4. New Business
 - 4.1. Review Financials: After a good review we had a pretty good year especially in light of the heavy snow removal in 2014. We were able to contribute a \$6,470.21 to our reserve budget. There were questions on the delinquencies. Some of this was a result of not over estimating the number of homes for 2014 as well as the regular delinquencies.
 A request was made to present an aging report at each meeting. Ron: We could do this but we will not disclose any names but we are happy to make it as transparent as possible without creating any people problems.
 Leslie Gunder is asking for a variance report and an analysis of any variance.
 Beau Paisley – has a suggestion that we use some creative methods for helping neighbors pay back dues through work to the HOA. Ron said that while this can be very successful, it can be an issue to have neighbors working on project due to possible workman’s compensation claims. Using our newly adopted rules for collection we have broader powers after they have been past due for 6 months or more. The state laws have become more liberal making HOA’s work closely with delinquent neighbors to help them pay the dues. We have adopted new collection policies on March 4th and are going to pursue these late dues in line with the policy. We are also going to be able to offer more options for payment like credit card and direct debt.

 An issues was identified on the Balance sheet with the A/R. The Board of Directors will see that this is rectified and present at our next meeting.

 The Board of Directors has authorized a transfer of \$6,470.21 into our common area reserve funds.
 - 4.2. Management Update: We have formed a committee with Emily Lutke, Mindy Brewer and Bob Christie to look at replacing Jennifer McAtamney affective in July.

 Mindy has investigated the concept of self management. This would mean that the Board of Directors manages the association hiring other individuals/professionals in the neighborhood to handle various duties like bookkeeping, communications, enforcement etc. She checked this approach out with DORA who is the licensing agency and while it is possible, it could be challenging to stay within state legal requirements and divide up the responsibilities among various neighbors who are professionals.

 The other approach would be to hire a licensed manager or management company. To this end the board has also put together an RFP and job description to go out to licensed individuals as well as companies for the future management of the neighborhood.

 A question was asked if the RFP asks for a full solution including management as well as services. Ron replied that to date he has not seen that type of service offered here in the county, even with large operations like Copper Mountain HOA which manages the HOA and provides all services but they are all charged seperately which results in homeowners being nicked and dimed.

 A question was asked if we had considered offering to help our current manager get licensed so we could continue to work with her. Ron Schuman explained that they had actually had that very conversation with Jennifer but she had declined in order to pursue other passions and opportunities. She thanked the neighbors and said she had really enjoyed getting to know so many great neighbors and help the community here.

 Prior to Jennifer leaving we are moving all of our HOA structure/documents etc to Eunify which is a platform for HOA management. This will enhance our ability to do enforcement, offer more payment options, communicate with greater flexibility, automate notices, tracking violations, and more. Even with the software we will need someone to run it.

For any management solution it would be expected to accommodate the contracts we entered into for both shoveling and plowing contracts through 2017. We are also looking at an extended contract for irrigation and landscaping maintenance as well. This approach was chosen because it creates more certainty for planning and saves us money over that contract period. The RFP will require the management company to use the Eunify software as well as honor our multi-year contracts.

The board is looking at this very carefully and open to ideas and suggestions for doing this with less impact to our dues. Please send suggestions to bod@twna.net or to Jennifer at info@wellingtonneighborhood.org.

- 4.3. Introduction of updated policies & procedures – You can find these on the website if you would like to review in full. We wanted to get that collections policy out right away so we can move forward addressing the few large delinquencies we have here in the neighborhood.
- 4.4. Election Announcement for two open seats on the Board of Directors: We will be holding an election for 2 open board seats, they are both one year terms. Nominations are being accepted until March 31st. If we have more than 2 candidates accept we will be holding an election via the internet as in years past. To date we have had a few nominations but only Emily Lutke has accepted at this time.
- 4.5. Summer DRC schedule – The DRC is going to be putting together their schedule after their joint meeting with the Board of Directors on May 6th.
- 4.6. Developer's Update on Lincoln Park – Thank you for coming out to support us at the last planning commission meeting. We appreciate your input and the feedback was taken into account. We now have a new preliminary plan with new pedestrian connections with only one vehicular connection at Bridge St. Staff is confident that the presentation of the master plan and subdivision plan will do well at the planning commission meeting on April 8th. Courtney will continue to post any updates to the Lincoln Park Blog. She will also send a email blast to remind everyone of that upcoming meeting. To see them you can stop by at Town Hall and ask Mosh to see the plan, or stop by Courtney's office and she can share it with you as well.

Open Forum

Dave Rossi asked when the HOA would be turned over from the developer. Based on our Declarations it will be when 225 homes have been completed.

Blaze Panariso asked if we can make sure to get the Irrigation scheduled to start earlier this year. Ron Schuman said that the Board of Directors is looking to make a decision on this in early April so we can be earlier on their schedule.

Matt Brewer had a suggestion to cut our landscaping expenses by removing the deep root feedings for phase I & II as this is not needed any longer. This will save between \$4000-\$5000 per season.

Another question was asked about neighbors renting out rooms? A. No short term rentals of Units is allowed (Short term is considered less than 6 months). Deed Restricted home owners can rent out rooms to qualified occupants (must live and work 30 hours a week in the county) while they are in residence. The Board is working on updating all of our rules and policies, to clarify the short term rental of rooms while a person is in residence to make sure there are no issue with enforcement.

Is there a town or county ordinance against not picking up after their pets? Yes there are town and county ordinance prohibiting this. The best way to handle this is to call the police or dispatch at 668-8600. Photo can be helpful to the police in the event the animal is gone when they respond, especially when it is a regular occurrence.

What is the plan for building the bridge from Bridge St regarding which side they will be initiating the construction from. Courtney was not completely clear, this will be determined with the phasing.

Mindy Brewer asked: How did the shoveling work out this year? A. We received very few complaints and neighbors on the streets where we did not shovel seemed to adjust to the change. It saved the neighborhood a substantial sum over the course of the season. One comment was that the second homeowners on Union Mill do not shovel or engage a service and as a result it looks like they are not home.

A question was asked: Can we require parking places for neighbors who rent rooms out. A. We do not currently have any rules regarding roommates and parking. Town Code takes care of some of this. This is something the Board can look at as they address a revision of our rules and regulations.

Can we have the police ticket neighbors in alleys? Mindy & Matt Brewer say that we could do this with our private alley. Mosh noted that this actually a code violation and not a parking ticket situation but we could ask that the police enforce this.

For neighbors up on Paradise Green can we park at guest parking by the bus stop to use it. Yes, legally you can do that. Because our parking spaces are jointly owned by the Town and the HOA they are to accommodate neighborhood guests, trail head users etc.

Can we get some guest parking plowed out – yes, we can request this, send email when it is empty so Jennifer can send someone over if possible.

5. Adjourn 8:47 PM.