

Wellington Neighborhood Association
Semi-Annual Homeowner Meeting MINUTES
October 28, 2015 – 6:30 PM
Breckenridge Recreation Center, Multi-Purpose Room

1. **Call to Order:** The meeting was called to order at 6:30pm by Ron Schuman. Ron Schuman, Courtney Kenady, Laurie Keyes, Emily Lutke and Anne Gallagher attended.
2. **Determine quorum** – 20 homeowners: Quorum was reached with 26 owners and 1 proxy in attendance, representing 23 units total.
3. **Introduction of Neighbors:** The following homeowners were in attendance:
Elisabeth Lawrence – 20 Bridge St., Ryne Scholl – 20 Bridge St., Ron Schuman – 11 Willow Green, Alex Blank – 32 Midnight Sun, Phil Gallagher – 15 Silver Green, Courtney Kenady – 90 Union Mill, Doug Briggs – 30 Silver Green, Kneale Brownson – 25 Silver Green, Monique Brownson – 25 Silver Green, Leslie Gunder – 11 Dragonfly Green, Matt Brewer – 32 Union Mill, Scott Perlow – 28 Bridge St., Drew Kosmowski – 14 Paradise Green, Zak Himmelman – 63 Bridge St., Leigh Girvin – 13 Meadowlark Green, Carl Scofield – 13 Meadowlark Green, Bob Gregory – 16 Silver Green, Dave Rossi – 6 Cedar Green, Bob Christie – 9 Midnight Sun, Emily Lutke – 10 Cedar Green, Anne Lamb – 67 Cedar Green, Laurie Keyes – 21 Bridge St., Toni Drabant – 33 Silver Green, Kate Brewer – 92 Union Mill, Mark Martin-Williams – 8 Walker Green, and Anne Gallagher – 15 Silver Green.
4. **Old Business**
 - 4.1. **Approve Meeting Minutes from March 25, 2015**
M/S/P – not discussed, as quorum had not yet been met. Will approve at next Member Meeting.
5. **New Business**
 - 5.1. **Review 2015 YTD Financials**
Laurie outlined a few highlights of the financials, reserve contribution, expenses, significant decrease of delinquent dues. Ron talked about keeping our Operating Checking account to a minimum for monthly expenses and moving the surplus to Reserves for a better investment.
 - 5.2. **Ratify 2016 Operating Budget**
Laurie outlined the budget for next year, based on estimated completion of Lincoln Park units and expected expenses. Ron clarified that the HOA will inherit some exterior maintenance on the new triplexes in Lincoln Park. There were a lot of questions about how current homeowners will be affected by triplex exterior maintenance schedules. The Board will continue to look at the estimated add'l costs that the triplex owners will be responsible for, in addition to monthly dues, to cover the cost of their exterior maintenance. Dave Rossi suggested the Board looks at the possibility of having the triplex owners assessed if there isn't enough money put aside to cover the maintenance and repairs to those units when needed.
M/S/P – Motion by Leigh Girvin, Second by Doug Rossi, Passed unanimously
 - 5.3. **Developer's Update on Lincoln Park**
Courtney gave the update -- Broke ground Sept 12th, water main in for first five lots. Will hold off through winter and start in on lots 6-15 in the spring. Rock crushing was extended until the 6th of November and TOB approved extending crushing permit. Eliminates trucks driving through French Creek. Lincoln Park Phase One has sold out – it's a great time to sell your Wellington home. There are 26 units in the first phase, and the first closing is tentative for May 2016. We may reach 225 owner-occupied units near the end of 2016 or beginning of 2017.

Alex Blank asked about the bridge on Bridge Street – Ron answered that it will be put in in Phase 4. The first bridge will be on Rodeo Drive, and the Vern Johnson park is to be worked on soon after. There will also be a pedestrian bridge at the corner of Midnight Sun and Queen of the West, probably to be built in Phase 3. Doug asked if we could look into landscaping that area to prevent people from parking & dumping there.

Matt Brewer asked how they were given a permit to crush the rock and if it has anything to do with mining. Courtney said it hasn't been a problem and Ron explained that it has less to do with mining and more to do with creating building material.

5.4. Design Review Committee (“DRC”) Update

Drew Kosmowski gave the owners an update. He's been involved for the 3 years that he has been living in the neighborhood. We're looking for new members of the DRC for next year. He explained the role of the DRC. The DRC meets about every three weeks throughout the growing season – May to September – they've tried to meet outside and do a walkabout meeting to see each property in person and speak with the owners about the proposed project. They also meet once or twice a year with the Board of Directors. Drew provided copies of a report of the projects approved this year. Doug Briggs asked about what's happening at 12 Union Mill, and Dave gave an update that it is still pending. The DRC is waiting for a professional landscaping plan submitted by the owner. Doug questions whether the shed at 12 Union Mill is on HOA property or personal property. Ron believes it is on Open Space, but Ron will follow up with Town staff.

6. Open Forum – Ron asked owners to keep their comments brief.

- 6.1. Doug Briggs – Parking issue on Facebook page, people parking on the corner of Midnight Sun and Queen of the West. Unsafe and illegal place to park. Suggests emphasizing parking on streets is not allowed in next WNA email. Doug also suggested putting out a map of the neighborhood indicating public areas and appropriate places to park.
- 6.2. Elisabeth Lawrence – asked about Airbnb rentals. Ron answered that no rentals are allowed that are less than 6 months. Elisabeth is a Town Council member and encouraged everyone to vote on 2A in the election next week. The Town is looking at adding a turn-around at the top of French Gulch for approximately \$250,000, to keep the bus stops out on French Gulch road. This could be a “temporary” turnaround until the bridge is built on Bridge Street.
- 6.3. Anne Lamb – talked about Airbnb and is interested in getting other owners' feedbacks about changing the Short Term Rental policy in the future. This can happen when the Declarant Control has passed, when 225 units total are owner-occupied. Elisabeth informed everyone that the policy could only be changed for market-value homes, not any deed-restricted homes.
- 6.4. Drew Kosmowski – brought up security and safety lighting around the neighborhood – there aren't many street lights in the neighborhood and it can be very dark. Drew suggests looking into affordable options for safety lighting on timers for the greens. Another neighbor suggested more lighting might reduce theft in the neighborhood. Safety/motion-sensor lighting should be considered.
- 6.5. Alex Blank – asked about trash service, if there has ever been discussion about using one service for the whole neighborhood, for a possible discount. Ron said it's been discussed previously but never implemented.

7. Adjourn – meeting adjourned at 8:04pm.