

WELLINGTON NEIGHBORHOOD ASSOCIATION

Board of Directors Agenda

May 4, 2011

1:30 pm

17 Meadlow Lark Green

- ❖ Call Meeting to Order: Meeting was called to order at 1:38 pm. Michael Mosher, Deb Drayton, Scott Reid, and Dave O'Neil via skype. Jennifer McAtamney was also in attendance.
- ❖ Public Comment Session: No public comment
- ❖ Approval of BOD Minutes:
 - M/S/P
- ❖ Finance
 - Approve bills and sign checks:
 - AllPhase - \$ 3000.00
 - Brian Hume - \$0.00 – no bill yet
 - Auto – payments
 - Xcel Energy – \$69.62
 - Budget to Actual Statement to Review
 - Delinquent Dues:
 - See separate document. To be reported as of 4/30/2011:
- ❖ HOA Hot Issues:
 - Letter from Mary Dean re: Rental – Yes we can out.
 - Tally Election Results – open and count ballots.
 - According to our election guidelines ballots with no signature were not counted as a part of the total. Neighbors who had delinquent dues or any outstanding violations were also ineligible to vote. The envelopes were opened votes were counted twice to verify the totals.
 - The following are the results from the election:
 - Michael Mosher – 36 votes
 - Chris Egan – 22 votes
 - Mary Gervais – 21 votes
 - Mindy Brewer – 21 votes
 - Ron Schuman – 12 votes
 - Michael Mosher & Chris Egan both are in the two vacant seats for the 2011 – 2012.
 - 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. No news
 - Parking: Signs are ordered for installation later this month dependent on the weather.
 - High water signs will also be posted.
 - Huckleberry Green fence was damaged and Brian Hume has been contacted to complete this repair.
 - Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Let's discuss responsibilities. Eg. Replacing trees in ROW, Fences (esp on greens), gates, irrigation, shoveling and plowing etc front yard irrigation – Jen has started a comprehensive list and the board is working to determine policy on each item during our meetings. This document will become part of the homeowner manual. One item that has been in.
 - We need to also note the plowing damage things is the owners responsibility to take care of it as well.
 - See separate documents – we went through about ½ of these at the last meeting. – Table until June – see separate document attached.

- ❖ Enforcement Issues: None were brought up.
- ❖ Budget Decisions:
 - For landscaping this year we have received bids from Neils Lunceford and Zen 4 you to date. We are also meeting with Thetford Landscaping and Summit Landscaping (under a new owner) to get bids from them as well as they had expressed interest in the neighborhood over the winter. We need things to melt a little more so our new contractors to do a good walk around but expect to have bids completed in Mid May and will distribute matrix for the board to make a decision. Drew from Thetford Landscaping and Leslie Debaggis are already lined up for the irrigation and taking care of the plant beds.
- ❖ Survey was brought up again at our meeting. In the survey we will look at questions regarding levels of service for landscaping, snow shoveling and plowing. We will look at survey monkey for this and get it out to the neighborhood.
- ❖ Policy Decisions:
 - Trellis lights – how to proceed – we will work on pricing again this month with blue bird, All electric and triangle electric.
- ❖ Final Board Comments:
 - Mike Mosher – We want to make sure for this summer that no neighbor is allowed grow lots and lots of weeds.
- ❖ Meeting Adjournment:
 - M/S/P

Wellington Neighborhood Association
Board of Directors Meeting
March 9, 2011 6:00 Pm
Minutes

- ❖ *Call Meeting to Order: Deb, Courtney and Mike Mosher. David and Scott arrived later and Jennifer McAtamney our association administrator was also in attendance.*
- ❖ *Public Comment Session: None*
- ❖ *Approval of BOD Minutes: Approved*
 - *M/S/P – Court/Deb*
- ❖ *Finance*
 - *Approve bills and sign checks:*
 - *Community First Association Management Q1 – \$6937.50*
 - *AllPhase - \$ 3000.00 + 2055*
 - *Visor Construction - \$ 3000.00*
 - *Brian Hume - \$0.00 – no bill yet*
 - *Auto – payments*
 - *Xcel Energy – \$70.50*
 - *Delinquent Dues:*
 - *See separate document. To be reported as of 2/28/2011:*
- ❖ *HOA Hot Issues:*
 - *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...*
 - *Parking: We need to cover this in the meeting on the 9th. Sign will go in, report abuses to HOA, report need to use parking to HOA....*
 - *We will make arrangement for board members to be able to call too.*
 - *Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Let's discuss responsibilities. Eg. Replacing trees in ROW, Fences (esp on greens), gates, irrigation, shoveling and plowing etc front yard irrigation – Jen is going to start a comprehensive list and we will determine policy on each item at our winter meetings. This document will become part of the homeowner manual. Note: We need to also note the plowing damage things is the owners responsibility to take care of it as well.*
 - *See separate documents – we went through about ½ of these at the last meeting. – Table until May*
 - *DRC –We still need to adopt these at a big meeting in March*
- ❖ *Enforcement Issues:*
 - *Silver Green – short term violations – we are going to have our attorney contact them regarding this. This was completed and they signed an affidavit stating they understand this was a violation and that repeat of this action would result in a legal challenge.*
- ❖ *Budget Decisions: None*
- ❖ *Policy Decisions:*
 - *Trellis lights – how to proceed – this is on our spring list we will have pricing before we start.*
 - *Landscaping – for 2011 season – Things were great in 2010 let's stay the course.*
- ❖ *Final Board Comments:*
- ❖ *Meeting Adjournment: 6:28 pm*
 - *M/S: Mosh/Deb*