

Agenda Wellington Neighborhood Association
Homeowners Meeting Minutes
October 10, 2012 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room

1. Call to Order: the meeting was called to order at: 6:38.
2. Approval of Minutes from March 14, 2012, October 2011
 - 2.1. M/S/P: Courtney/Deb/ - carried unanimously.
3. Introduction of Neighbors – The following neighbors were in attendance: Bob Christie – 90 Midnight Sun, Mark Heins – 16 Walker Green, Rodney Summo & Melinda Shoff - 4 Dragonfly Green, Jim Clary – 66 Cedar Green, Dave Rossi – 6 Cedar Green, Ed Goodman – 5 Silver Green, Heather Gard – 24 Cedar Green, Courtney Kenady – 90 Union Mill, Michael Mosher – 17 Meadow Lark Green, Deb Drayton – 35 Cedar Green, Linda Lichtendahl – 24 Midnight Sun, Ron Schuman – 11 Willow Green, Jeff Cospolich – 68 Bridge St, Kit Armour 21 Bridge St, Jacob Dickson – 25 Cedar Green, Samantha Kosanovich with proxy from Brad Kosanovich – 12 Madeline Green, Marty Frank 88 Midnight Sun, Robyn Brewer – 16 Silver Green, Johanna Gibbs – 9 Meadow Lark Green, Mary Gervais 67 Rodeo Drive, Solveig Heide - 28 Cedar Green, Brian Hume - 10 Meadow Lark Green. We also received proxies from Susie Brown, and John and Katie Champoux – 29 Midnight Sun (waiting in receipt of original)
4. Determine quorum – 19 homeowners – with 22 homeowners and 2 proxies quorum has been established.
5. Old Business - none
6. New Business

Guest speaker from the Town of Breckenridge Police Department – Officer Bryan Ridge: There will be extra patrols to monitor trash, parking and dogs. The neighborhood is doing a great job with trash. If there are noise issues please contact the breckenridge pb at 668-8600. This will bring the police out in any none emergency situation. The first time they respond for noise they give warnings and they escalate it from there. The police will not be giving out name of the person who reports it especially with the first call. If it get written into a report as the situaiton escalated the report would become part of the public record. Lease laws. The neighbor is going a better job with this. The law requires a 6’ leash. If you are walking without a leash and your dog is under control in the neighborhood you will likely not get a citation. If you do this in town you are much more likely to get a citation. If

you are on your property your dog can be under voice command. Dogs on tethers, or within fences are also acceptable. Leashes and fences will help you and your dog stay out of trouble. We are going to be patrolling for parking violations especially with the coming of winter. Officers are encouraged to try and contact neighbors as a first effort. If they can not contact the owner of the car, expect to get a citation. We also want to remind people that Breckenridge has a puffer car ordinance regarding idling vehicles. Most of the cars stolen are idling. The law says the cars can not be idling for over 15 minutes. If there is a complaint and someone is willing to sign off on the complaint it will end in a citation.

Samantha Kosanovich: We have had some speeding issues at the upper end of the neighborhood. Bryan: Please contact us with license numbers and if you have a time frame of when it is happening the officers can come out to and do extra patrols.

Dave Rossi: What about alley way patrols. If someone is impeding access to garages or speeding in alleys they will also respond.

Deb Drayton: One of the issues that the board is regularly critized for is not responding to dog issues, noise and speeding complaints. As a board with our dues structure w do not have the infrastructe to handle these types of issues and as a result they should be directed to the police. Bryan reiterated this as well. The officers are trained and ready to respond to these types of issues.

- 6.1. Review of 2012 Financials: Of note on our financials: This year we over budgeted on the number of homes that would be completed over the course of the year. This means we overbudgeted by almost \$8000 in expected revenues. The houses have not come online as quickly and as a result we are under budget in our receivables. We also have a number of neighbors who have late dues. This is currently about 9% of our owners who are deliquent. When neighbors are deliquent we send a courtsey notice after 60 days, a 1st notice of deliquency at 90 days, second notice and intent to lien at 120 days. Our lien is a priority lien and in the even of a foreclosure we get the equilivent of 6 months dues. To dated we have always collected the full amount due even in the case of the recent foreclosure. We prefer to work with neighbors to collect what is due to the neighborhood and are willing to work with neighbors during these tough economic times. Questions were asked about our utiility bill. We saw higher prices than budgeted due to the town's watering restrictions. We adjusted the watering schedules the day after the Town Council created the restrictions. Even with the adjusted schedule we were over our monthly allotment and were

charged \$5.00 for every extra 1000 gallons we use over our allotment. These fees hit hard, as even with the restrictions we were watering more than our allotment with these large dispersed irrigation systems. Dave Rossi noted that some sprinklers were running contrary to the restrictions. Jennifer asked that in the future when neighbors notice this to let her know so our irrigation people can go and check on this. As neighbors noted our irrigation timer boxes do not lock so often times children or others can make adjustments to the clock not understanding the unintended consequences of these adjustments. Since we water so early reports by neighbors is vital as we can not feasibly monitor these in those early morning hours. Samantha Kosanovich also noted that her yard was very very wet after daily waterings. This could be caused by many factors, like a buried sprinkler head, a leak or other issue. If you notice an area being severely over or under watered it is vital to contact Jennifer at the HOA office so it can be addressed. Mary Gervais noted that Drew was very responsive when she contacted Jennifer about an issue at her house.

A motion was made to accept the financials: M/S/P: Courtney/Mary – unanimously approved.

7. Overview of Board of Directors projects: Michael Mosher summarized what will be coming up from a development standpoint: 12 new homes are submitted for new development at the end of Logan Drive and we can already see this development along Logan Road with a new road meeting up at French Gulch and the lots lined up as well. Courtney: The neighborhood has had a very active summer and fall. At this time here are the Current Stats: Activity has increased on Resales & New home sales. There are 2 Active Resale SF, 8 Active Resale DH 9 Pending Resale & New SF & DH with 10 SOLD in the last 60 – 90 Days. This means that less than 1% of existing SF homes available for sale. We also created a brand new HOA manual. The board spent about 10 months working through a comprehensive set of issues to be included in the manual and then Jen and Mosh worked hard and spent hours and hours on this project, we also had Jennifer build and launch a new website. This is a living document and stores the history of the HOA. We have only placed materials from 2010 forward if you are interested in receiving older minutes or other information just contact Jennifer and she will get you taken care of. Also please let us know if there is more info you would like to see on that site. In addition to these administrative tasks, we switched up our traditional solstice party for a Neighborhood beautification day. We planned the day so neighbors could do maintenance on their homes or common areas. The David O'Neil and Poplarhouse provided, flats of flowers, paint brushes and stain, a skidsteer and driver was donated by AllPhase and the association provided

power washer and a dumpster for those who wanted to do some summer maintenance. We wrapped up the day with a BBQ over on Meadow Lark Green. While not a lot of neighbors attended those who gave us feedback that it was a great day. Just to note we had some extra deck and trim stain which is being stored in a heated garage so let us know if you are interested in using some at your projects.

Brian Hume suggested that we could bring in a dumpster for both: Spring and fall dumpster days could be a good program

Heather Gard: It would be great to be able to do hazardous waste removal as well. Answer. We looked at this and it was cost prohibitive for the HOA day so we will look at promoting the days featured by HC3. Samantha Kosanovich: There are people on Craig's list who do this as well. Xcel will pay you \$50 for your refrigerator. Jennifer noted that these are great ideas to add to the website on the community resource page.

Courtney Kenady continued: Our other neighborhood events include: The Winter Solstice sponsored by the developer, the neighborhood garage sale. One question we had regarding the garage sale: Is this a good date? Mary Gervais says that yes it is! Jennifer has just finished permitting and arranging barriers for our annual Halloween trick or treat street. This year we will be closing off Wolff Lyon from Midnight Sun – Union Mill and the entire length of Bridge St. We cannot easily close off the top of the neighborhood because so many neighbors would not be able to reach their homes since these alleys end at the river and not on a street.

8. Discussion of levels of service for 2013: Deb Drayton: We thought it would be helpful to go over what we pay for things today: We pay \$60 a month for all the services to run this neighborhood. For snow removal and shoveling, the plowing is \$17,000, and the shoveling is \$18,400. We also budget an additional \$5000 of extra removal and scraping. This means we are budgeted to spend 40,400 for snow removal meaning that is about \$207 for each household. Our poop bags cost about \$1500 a year. Last year for Landscaping – we spent just over \$50,000 on everything. Neighborhood events are budgeted at \$1300. Administration is about \$28,000. We have budgeted for these amounts based on current service levels. This is a delicate balancing act, to bring the services at the most cost effective price possible. When we look at the number of complaints we see about 1 ½ % that are vocal, and a similar percentage who are positive. We are curious to find out from you all if you think we should be increasing the level of services we offer or holding steady?

Heather Gard: I am vocal on plowing. Our alley plowing service is sub par. When I walk up these neighborhood I see that other alleys are in better shape.

Every spring we have slabs of ice that are inches thick which. Deb Drayton: part of the issues on that alley is the drainage issue. As the neighborhood drains through to Cedar Green the pans are frozen up so do not drain and the ice builds up. There are trouble spots in the neighborhood and we can look at getting extra service on those spots. We also see people putting snow into the alleys still and this does not help with this situations.

Samantha Kosanovich: I would like to address the issue of the silent majority. It is important to note that different people address different mediums like facebook. Some people feel more comfortable responding to different forums. Can we do more surveys at the website and facebook site?

Deb Drayton also wanted to encourage the neighbors to direct communications to the board and Jennifer. We do not monitor the facebook page so if you have requests or issues please redirect them to the Jennifer or the board emails.

Heather Gard: Recently attended Community Associate Conference on social media: Facebook is an Excellent tool to use as a closed group where the administrator is the only person who can post. Ed Goodman noted that: Facebook is great for talking to neighbors, if you need something please communicate it

directly to Jennifer. Dave Rossi: The board does not communicate out enough. I would like to see more communication from the board. Michale Mosher: We as the board try to be more responsive, and really feel that they work hard to be responsive. Please try to communicate with us directly when there are concerns.

Ron Schuman: Talking about social media. I do not have facebook and do not want to have to get onto it to find out what is happening in the neighborhood. The \$60 we pay is a great deal. The board is doing a good job and frankly the plowing is hard but they do a good job.

Heather Gard: Raise my dues if my driveway will be cleared.

Dave Rossi: Didn't the plow guy sell his equipment and is now using a truck?

Deb Drayton: I met the plow guy in the neighborhood and will be marrying him. I reclude my self on any issue involving plowing since the time I first started dating him. He used to have a gayle loader which he sold because he was not able to get into some of the tight areas here in the neighborhood. He then purchased a john deer skidster that is the most powerful one they make. He comes out early in the morning with the skidsteer, and then returns later with a truck to do any clean up and address the guest areas.

Heather Gard asked: Could we add a rider to our rfp to have an additional plowing for when we get 4" in the afternoon. After discussing this Brian Hume who has a plowing business noted that : It is dangerous later in the day because

people and kids are on roads so that is not a winning situation, and the plow contracts would likely double for this higher level of service.

Deb Drayton: Summarized: based on the feedback from neighbors here what we are hearing is that neighbors are generally fine with with the level of service and do now want to see and increase in dues.

Someone asked what if the shovelers are hitting the windows with the flying snow.

Answer: Call Jen right away and she will address it!!!

Someone else noted that they often see the shoveling crews' dogs running wild – call Jen and she will address it with them.

9. Updates on construction in the community for 2012-2013 Courtney Kenady: There are some new homes getting started now. One of the biggest projects is the 2nd bus stop at the top of the neighborhood. The initial plan was to run the bus down Bridge St. Because of the heavy use on the street, alternative were looked at including the top of the neighborhood, in open space or on forest service land. In this configuration the bus would stop on French Gulch at it's current location, then stop at Union Mill and Bridge, and then do one last stop to come back and pick up the South 40 neighbors. The Water mitigation up the road has precluded the bus stop from being located there. The forest service option is still being explored. This is a developer responsibility and the board can nudge, encourage and keep coming up with ideas. Dave Rossi: Should we email David? How can we do more? I don't believe that the developer should have to clean up the water for this public benefit. Michael Mosher: The fuse is lit on this and we really want this to happen as we noted before.

Another question that comes up regularly is that of the Community Building: The developer still supports the community building. There are people on the planning commission who do not support this. We need the community to be vocal on this. According to Michael Mosher there is not density on this property. We need to come together as a community to make this happen. Brian Hume: Can we buy more density from the town. Deb Drayton: As the fiscal conservative I want to make sure that whatever it is it is something that we can maintain as an HOA. Once again this is something that the board does not have the power to do. Mary Gervais: At two HOA meetings there has been promise of surveys going out in the neighborhood but we have not seen any outreach on this. Courtney Kendady: The developer would like this to happen, Samantha Kosanovich: How will a building impact dues and people's ability to pay. Mary Gervais: Some people would rather have a shelter. Heather Gard: We are a simple association, when you start putting in a community center it has financial implications because it will need roofing, staining, boiler, and all the other stuff that works with it. If we

are putting out a survey we need to ask if you are willing to raise your dues to support this. Kit Armour: This would be great if it was a task force and not put on the board. I would also note that without density nothing can happen. Ed

Goodman: We were promised this when we moved in after 12 years we still have no community center but it is still a bunch of rocks. If there is not going to be a building, we need to do something else like a park or something. Deb Drayton:

Every meeting this is discussed and once again it is the developer responsibility.

Courtney Kenady: He really wants something to happen there too and is working on it but there are many pieces that need to fall into place. Financing, planning commission etc. If someone wants a task force that would be awesome – is there a

volunteer – Mary Gervais is volunteering for this. Brian Hume: Can we get

something in writing regarding this from David? Courtney Kenady: She will ask him. They just talked about it last week. He wants a bakery and coffee shop and a meeting space, and some office space that people can rent. Mary Gervais:

Whatever happens we need to realize that we will have to be responsible for whatever happens there. We need to know how much this will cost us. Courtney Kenady: Mary and I will get together to start this process off.

Samantha Kosanovich: is everything sold up there? Courtney Kenady: There are 8 homes left. Samantha Kosanovich: If people who are not familiar with the neighborhood do the appraisal they have a difficult time getting comps, especially when there is a deed restriction. When she was having a hard time Courtney helped with this to refer people to get good comps.

10. HOA Rules and Enforcement: The board had a special retreat this September. At that meeting we set aside the regular agenda and took some time to set goals and decide on projects for the next calendar year. With some of the new legal requirements that are coming on board for HOA's next year one of our big projects will be to revamp our rules, and enforcement procedures. We realize as we attach different issues we do not have all the tools we need in our tool box to do enforcement on some of the things we are seeing in the neighborhood. We are looking to present these new guidelines at our spring HOA meeting.

Heather Gard: Can we get a page on the website that reference base paint colors, pickets, doors, and more...I have been looking for the paper board trim that is right over the porch where the gutter was mounted. Courtney Kenady said she would try and help to figure out what this is.

Heather also asked if our rules and regs are specific about satellite dishes. What do you do if you have to put it up on the green side can you do that. Answer from the DRC Guide: *Satellite Dishes*

Satellite dishes and high-speed internet antennas shall be mounted on the rear, alley side of structures so as to not be visible from a street or a green and to minimize visual impact to adjoining property owners whenever possible. Installation of satellite dishes and high-speed internet antennas shall be approved by the DRC and the TOB. It is the homeowners responsibility to demonstrate that such positioning is not possible in order to receive a variance from the DRC. Any satellite dish installed prior to May 15, 2002, shall be exempt from the above.

Note: Regarding proof: Have the installer contact Jennifer and she can help them with this.

11. Introduction of Candidates for the Special Election

Dave Rossi: I have lived here for 9 year, I was on the DRC, I know this is a thankless job but feel like everyone should step up if they have issues and suggestions for the neighborhood. I work from home and am around the neighborhood. I asked David O'Neil (the developer) if he was willing to turn over the neighborhood before he was required to by law. I did not hear back from him but I would hope that homeowners would encourage this as well. I feel it is time and hope that the homeowners could control their destiny.

12. Scott Reid - I have been in the Wellington neighborhood for 8 years or so. I was on the board for 2 (?) terms and now feel like I have the time to return. I am fiscally responsible and want to plan for long term stability for the HOA. I know that both snow removal and landscaping are our primary expenses outside of the administrator. I support our current levels of service/ maintenance but am open to increased levels if that is the consensus of the neighbors. Still, I want to be fiscally prudent and keep our HOA dues affordable. I am a consensus builder and solution- oriented person.

Courtney Kenady: From the very beginning David has worked hard create a BOD that was independent, efficient and reflected values of the neighborhood. Huge success on that score. David's absence is actually a vote of confidence for the BOD and he would be no value added.

Clary: One quick suggestion – 2 volunteers who are willing to serve, could you (Deb Drayton leave and have them serve instead. Deb Drayton: This last year is a has been a hard one with criticism. But I am an appointed member and also like the idea that someone with a background in finance is a part of the board. I have offered to quit. David who appointed me has not wanted me to.

Kit Armour: Noted that CCIOA governs how this happens. So it is not up to neighbors to determine this.

13. Open Forum - this is our meeting time for bringing up ideas & suggestions:

13.1. Mary Gervais: From the DRC, sometimes the DRC asks for revised plans, they do not get them. We are concerned that if people do not get permission and do projects we do not approve of that property levels decline.

Michael Mosher: The town also permits these improvements but many times these are not caught by the DRC, the town or the Board. We have talked about needing to verify this projects. Jim Clary: We have a situation with a neighbors put in a illegal window, the town is working on this. I have not heard more from the town on this. The DRC has asked for new plans and the neighbor has dragged their feet.

13.2. Solvieg Heide: Does the DRC look at the placement of the shed on the property. Answer: yes they do but we would note that the town has the ultimate say on this. Solveig Heide: What if there is not room for the shed or garage? What do I do with my garbage? Answer: You can latch it and keep it outside. Heather Gard: Our shed was illegal and they let us leave it there in legal non conformance.

13.3. Samantha Kosanovich: Is there a way to put something up that indicates that the neighborhood has approved? Michael Mosher: We could have them post the class D permit. Mary Gervais: The DRC could have something.

13.4. The next three questions were submitted by Chris and Kathleen Egan who were unable to attend the meeting:

13.4.1. When will the second bus stop be complete? I have an email from last year stating it would be done by 12/13/11 and that never happened. What are the steps to ensure the bus stop is completed before the end of the year. It isn't fair to the neighbors up past Bridge St to have to walk to the current stop. (See answer above under Construction Updates)

13.4.2. Are there any requirements that a board member has to also live in the neighborhood and not just own a house in the neighborhood? Answer: For neighbors who are elected there is a requirement to own the home. There is not a residency requirement because we do have second homeowners in market homes. For board memebbers appointed to the board: they are not required to be owners or live in the neighborhood

13.4.3. When will the appointed board members terms be up for vote? I think there has to be a certain amount of homes built for this to happen, can you please refer us to the correct section of the by-laws? Below you will find all the relavant sections regarding declarant control: Section 3.6 Declarants' Control of the Association.

Notwithstanding anything to the contrary provided for herein or in the Bylaws, Declarants shall be entitled to appoint and remove the members of the Board of Directors and officers of the Association to the fullest extent permitted under the Act. The specific restrictions and procedures governing the exercise of Declarant's right to so appoint and remove Directors and officers shall be set out in the Bylaws of the Association. Declarants may voluntarily relinquish such power evidenced by a notice recorded in the Summit County, Colorado real estate records, but, in such event, Declarant may at its option require that specified actions of the Association or the Board as described in the recorded notice, during the period Declarants would otherwise be entitled to appoint and remove Directors and officers, be approved by Declarants before they become effective.

ARTICLE XIII

SPECIAL DECLARANTS RIGHTS AND ADDITIONAL RESERVED RIGHTS

Control of Association and Board of Directors.

The right to appoint or remove any officer of the Association or any member of the Board of Directors, to the extent permitted under the Act and provided for in the Bylaws.

Section 13.3 Limitations on Special Declarants Rights and Additional Reserved Rights. Unless sooner terminated by an amendment to this Declaration executed by the Declarants, any Special Declarants Rights or Additional Reserved Rights may be exercised by the Declarants anywhere on the Property or within the Improvements so long as the Declarants (a) owns any Lot; (b) holds a security interest in any Lot; or (c) for twenty-five (25) years after the date of recording this Declaration, whichever eventuality grants to Declarants the longest possible period for exercise of Special Declarants Rights and Additional Reserved Rights.

Section 13.4 Interference with Special Declarants Rights. Neither the Association nor any Owners may take any action or adopt any Rule and/or Regulation that will interfere with or diminish any Special Declarants Rights or Additional Reserved Rights without the prior written consent of the Declarants. In the event any controversy, dispute, or litigation involving exercise of the reserved Special Declarants Rights by Declarants, this Declaration shall be interpreted so as to give the Declarants the broadest, most flexible Special Declarants Rights allowed by the Act.

Section 14.6 Maximum Number of Units. The maximum number of Lots in the Project shall not exceed three hundred (300) or, if allowed by the Act, the maximum number of Lots allowed by any governmental entity having jurisdiction over the Property and the Expansion Property, pursuant to any development plan for the Property and the Expansion Property. Declarant shall

not be obligated to expand the Project beyond the number of Lots initially submitted to this Declaration.

ByLaws:

ARTICLE 4. DECLARANT CONTROL OF ASSOCIATION

Section 4.1. Period of Declarant Control. There shall be a Period of Declarant Control of the Association, during which the Declarant, or persons designated by the Declarant, may appoint and remove the members of the Board of Directors who need not be Owners. During the Period of Declarant Control, the provisions of this Article 4 shall prevail over any inconsistent provisions of these Bylaws concerning the election or removal of members of the Board of Directors. The Period of Declarant Control shall commence upon filing of the Articles of Incorporation of the Association and shall terminate no later than the earliest of: (a) sixty (60) days after conveyance to purchasers of seventy-five percent (75%) of the maximum number of Lots Declarant has the right to create in the Project; (b) two (2) years after Declarant's last conveyance of a Lot in the ordinary course of business; or (c) two (2) years after any right to add new Lots was last exercised.

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The Declarant may voluntarily surrender the right to appoint and remove members of the Board of Directors before termination of that period, but in that event the Declarant may require, for the duration of the Period of Declarant Control, that specified actions of the Association or Board of Directors, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective. Section 4.2. Election of Directors During Declarant Control. Not later than sixty (60) days after conveyance to Owners other than Declarant of twenty-five percent (25%) of the maximum number of Lots Declarant has the right to create in the Project, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board of Directors must be elected by Owners other than Declarant. Not later than sixty (60) days after conveyance to Owners other than Declarant of fifty percent (50%) of the maximum number of Lots Declarant has the right to create in the Project, not less than thirty-three and one-third percent (33 1/3%) of the members of the Board of Directors must be elected by Owners other than Declarant. Not later than the termination of the Period of Declarant Control, the Owners shall elect a Board of Directors at least a majority of whom must be Owners other than Declarant.

A special meeting may be called by any Owner to elect the Owner elected director(s) required, if such a meeting has not been called by the president or by a majority of the Board of Directors within the number of days required.

Section 4.3. Vacancies. If a member of the Board of Directors appointed by Declarant during the Period of Declarant Control dies or resigns, Declarant shall appoint a new member of the Board of Directors to replace such deceased or resigned member. If a member of the Board of Directors elected by Owners other than Declarant dies or resigns during the period of Declarant Control, the Owners other than Declarant shall elect a new member of the Board of Directors to replace such deceased or resigned member.

ARTICLE 5. BOARD OF DIRECTORS

Section 5.1. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors, composed of three (3) persons. The number of members of the Board of Directors may be increased or decreased by amendment of these Bylaws, provided that the number shall not be less than three (3) or more than seven (7). The members of the Board of Directors may be nonresidents of Colorado, but all members of the Board of Directors elected by the Owners (as opposed to any members of the Board of Directors appointed by Declarant) must be Owners.

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Section 5.2. Election and Term of Office. At the first meeting of the Association after the Period of Declarant Control, the terms of the initial Board of Directors elected by the Owners shall be staggered so that one (1) member shall be elected to serve a one (1) year term, one (1) member shall be elected to serve a two (2) year term and one (1) member shall be elected to serve a three (3) year term. At the expiration of the initial term of office for each respective member of the Board of Directors, his successors shall be elected to serve a term of three (3) years.

13.5. Mary Gervais: Given that we do not know when there will be a community building. If there isn't going to be a community building could we not do something temporary that make the gateway of the neighborhood more beautiful. With that here are my words..." Imagine driving up Wellington road, looking across the pond, and seeing a small meadow of wildflowers to the south. Off the northern side of this meadow are safe stone stairs and a small path leading to the pond. Families are launching boats, and throwing sticks for dogs to fetch. Cats watch jealously with yellow eyes from Rodeo Road windows.

The north side of this open space has sand over gravel with a volleyball net. Children take trucks and beach toys and play in the sand with parents relaxing nearby on lawn chairs.

Ah! Thinks the Driver this is where my family should live.

Another driver sighs, happy to be settled in the Wellington Neighborhood.

The flowers require no water as they are drought resistant, species such as penstemon, flax, and gaillardia. They attract humming birds and butterflies.

In contrast picture dirt infused with gravel and weeds. Stones all the way to the creek that are ankle twisters and cause falls and children's tumbles. People from within and without the neighborhood allowing off leash dogs a morning or evenings dump on the open space.

Which do we want for our neighborhood?

Volunteers are willing to accomplish the work for the first vision if the developer will supply topsoil, and seed. A professional landscaper will volunteer her time for planning. If done in November flowers would bloom in June.

- 13.6. Mary Gervais: We had really problems with bears and we talked about putting truly bear proof trash cans around the neighborhood. Deb Drayton: We can talk about this. Samantha Kosanovich: We did not have bears and I think it was because of the motion sensors.
- 13.7. Ed Goodman: Does anyone notice surges of water pressure? We have never had that until about 2 years ago. Answer: No one present at the meeting has noticed these issues.
- 13.8. Jeff Cospolich: Scott Reid mentioned the possibility of dumping lawn clippings. Courtney Kenady: We looked into this and talked to Dave November and it turned out it was really complicated. Jeff also noted: I am really happy with the job that is being done and you (the board) and Jen are responsive and so is Drew. I do not want to spend a dollar more to do anything more.
14. Adjourn Michael Mosher/Deb Drayton – All in favor – 9:07 pm.