

**Agenda Wellington Neighborhood Association  
Homeowners Meeting  
October 13, 2010 – 6:30 PM  
Steve C. West Ice Arena – Upstairs Conference Room**

1. *Call to Order - The meeting was called to order at: 6:37 pm*
  - 1.1. *The following neighbors were in attendance: Deb Drayton – 35 Cedar Green, Michael Mosher, Courtney Kenady, David O'Neil, Jim Clary 66 Cedar Green, Mary Gervais, Bobby Murphy, Chuck Schettler, Chris Egan, Sandy Hahm, Elisa Herbretz, Bill & Sara Hirsch, Rodney Summo, Susie Brown, Shannon Haynes, and Kim Green from the neighborhood.*
2. *Appoint Meeting Chair – Mosh will ask Jen to run the meeting*
3. *Approval of Minutes from March 17, 2010*
  - 3.1. *M/S/P: Susie Brown, Rodney Summo*
4. *Introduction of Neighbors:*
5. *Breckenridge Police Officer's – Evacuation & Preparedness Briefing*
  - 5.1. *We welcome Shannon Haynes Neighbor and Breckenridge Police Officer, and Kim Green from the Breckenridge Police Department.*
  - 5.2. *The town has spent the last 3 years to create a multi-hazard evacuation plan. You can find and review the document on the Town Website under the police department as well as under the emergency preparedness plan. If we were ever having an emergency you could subscribe to the town updates, and also follow them on Facebook and Twitter. The Red White and Blue Fire department offers similar social media outlets.*
  - 5.3. *Depending on the type of emergency you will have different routes and needs to evacuate. It is important to find out from the different outlets what to do and when to leave. We have only two ways out on highway 9 so it is important for the first responders to be able to manage the traffic on those roads. There is also a good website to understand first what you should have in your emergency kit. Self preparedness is the key.*
  - 5.4. *Summit alert is also a good resource.*
6. *Determine quorum – 18 homeowners*
7. *Finances*
  - 7.1. *Review 2010 to date - Things are looking good for this year. No Jen has not paid herself but will soon and it will be within budget*
  - 7.2. *Review walk through and success there.*

7.3. *Review projects*

7.4.

8. *New Business*

8.1. *Adopt Maintenance and Design Standards – we do not have a quorum to adopt but we will be using these for all Design Review Applications and will adopt at a future meeting.*

8.2.

8.3. *Parking – Paste Jen’s email to the board here.*

8.4. *Chris Egan asked – who pays for the signs – The HOA. They are about \$30 each*

8.5. *Bobby Murphy – asked if we have the original signs*

8.6. *Could we have town compliant signs put in pretty frames on wooden posts.*

8.7. *Bobby Murphy has also looked at the height of the signs. Could we have them lower. Or another neighbors suggested that we have it on the trellis’. These are great ideas – Mosh will mock things up and put them on the website.*

8.8. *Alisa Herbretz is really disappointed to hear that we need to have these signs when she has worked so hard to make things look nice. She feels that it would not be a good esthetic when this is all you see when you drive into the neighborhood.*

8.9. *David O’Neil also agrees.*

8.10. *Could we also have to other nice looking signs but not use the police to enforce. Could we tow? Actually we could not enforce on these spaces because all the greens are ½ town ROW and ½ private property.*

8.11. *We can post the images on the website and ask for comments and consideration.*

9. *Open Forum:*

10. *Deb Drayton – is asking if the bear is around? Has anyone seen it.*

11. *Mary Gervais says that it has not been around for about 3 weeks.*

12. *Susie Brown was wondering if we could have a directory again.*

13. *Chris Egan – the community building. Chris would like the board and the neighborhood ask the developer to put together some progress, timelines and plans on the community building. He feels that the community building would benefit the neighborhood.*

14. *David O’Neil explained that they had revved up on it initially but with the down turn in the economy they slowed down. There are concerns to address with neighbors on Rodeo as well as the Town Council and Town planning department. They are also working with the EPA on working on*

*some water quality issues in Dead Elk Pond to make it better. Once the economy gets going they can look harder at this.*

15. *Chris would still like to see the ducks in the row and ready to go with it when the economy recovers.*
16. *David O'Neil believes this is a good idea.*
17. *Mosh said that we are looking things at planning for this type of service commercial in outlying neighborhoods. Check out agendas for the Planning Commission and Town council on the website.*
18. *Mary Gervais thought that canvassing the neighborhood was a great idea. And some neighbors had volunteered to do this and now they have moved. Could the developer canvas the neighborhood to get a better idea of how the neighborhood's opinions.*
19. *When we talked about it 5 years ago he thought that it would not be a good go but with the preschool, and all the neighborhoods done it could really be a draw for neighbors.*
20. *Sandy Hahn recalls that eventually the neighborhood would need to take on the maintenance and upkeep of the building. She remembers that this was quite divisive because of different neighbors opinions and people being concerned about long term maintenace.*
21. *David said he could get an email out to the neighborhood to look at schematics and some loose drawings.*
22. *Can we get post office boxes at the neighborhood? We can look into it. They are asking about the street box. We would also have to be careful about where they are placed and if there was parking for them.*
23. *Bus stop – James and Mosh have been talking about the placement of the bus stop. The plan would be for the bus stop to be moved on French Gulch road and then continue up to Union Mill /Bridge St. turn around at the far end of the neighborhood and come around to the street on the South 40. This is on the plans now and as it develops they will bring to the neighborhood. The goals are to have the bus outside on the edge of the neighborhood and to have it more convenient for everyone, and make it safer.*
24. *Bill Hirsch. Will the developer be putting up the Castle on the Creek? Who will pay for this? How many people could use it? Could we poll neighbors to see who might use it? Bill is concerned that the association may incur costs for paying for it and maintaining it.*
25. *David feels that for it to work it would need some commercial and rent to contribute to the mortgage. Can we form a task force to look at this: Mindy Brewer and Chris Egan are both interested in participating. Feasibility studies would need to be done and get market data to find out how to make this work.*

26. *Adjourn Susie Brown/Mike Mosher/ 8:30 pm.*