

**Agenda Wellington Neighborhood Association
Homeowners Meeting
March 12, 2014 – 6:30 PM
Breckenridge Recereation Center**

1. Call to Order the meeting was called to order at 6:36 pm
2. Determine quorum – 20 homeowners

Quorum requirements were not met so we will not be able to conduct any official business but we will walk through the agenda.

3. Approval of Minutes from December 4, 2013 – this will wait until our fall meeting pending a quorum.
4. Introduction of Neighbors the following neighbors were in attendance: Beau Paisely – 29 Cedar green, Dave Rossi - 6 Cedar Green, Nell Bailey – 14 Huckleberry Green, Toni Drabant – 33 Silver Green, Bob Christie – 9 Midnight Sun, Michael Mosher – 17 Meadow Lark Green, Courtney Kenady – 90 Union Mill, Ron Schuman – 11 Willow Green, Mary Gervais – 67 Rodeo, Mark Heins – 17 Walker Green, Erin Opsahl – 8 Dragonfly Green
5. Old Business - None
6. New Business

6.1. Review and acceptance of 2013 Financials - We collected over our projected revenues. This was due to some neighbors bringing delinquent dues up to date. Most items were very much in line with the projected expenses. Some items that we saw over budget are: storage, snow removal, and irrigation repairs. Irrigation was hit by three large repairs on main line, two of them on Bridge St, and one on Huckleberry Green.

A question was asked about the process to select contractors. For major services the Board worked with a bidding committee who collected proposals and made a recommendation to the Board of Directors. This was done with both landscaping and shoveling and plowing for 2013. The Board will continue to work with these types of groups. If you are interested in participating on the landscaping committee please shoot an email to Jennifer at info@wellingtonneighborhood.org and we will be sure that you are included as that moves forward. We have already sent out our RFP to local landscaping contractors.

One last item we want to comment on is that even with some unexpected expenses we will be transferring \$8961.04 to our reserve funds.

6.2. Construction update for Summer 2014 – Courtney Kenady is our HOA secretary and works with David O’Neil who is the developer of the neighborhood. They are working on getting approval for the last phase which is called Lincoln Park at the Wellington. The location of these homes will be on the other side of the river. They are hoping to break ground this summer. Once they get the land plan finalized they will share it with the whole neighborhood and also let folks know when it will be going through the planning process. Regarding actual construction The first steps will be undergrounding utilities and doing the initial grading work on this before homes will be constructed. The actual house building will start closer to Wellington Road and move back as it did in Phases I & II.

Q. is going to be a bridge on Bridge St.? A Yes, there will be a bridge, the timing on the construction is unclear at this time.

Q. Will the Rodeo park be completed this summer. A. Yes that is the plan, it will be approved as part of the Lincoln Park approvals.

6.3 Beautification Day – This was a neighborhood event we did 2 years ago. The Board wants to hold it again this year with a slightly different focus. Ideas include fixing rock surrounds on the guest parking areas, cleaning up the mulched areas in Central park to get rid of the grass and put rock rings and mulch back in these areas. Invite greens to put together a group to paint their own green and surrounding fences, make trim and deck stain available for neighbors to use to touch up their homes. We would like to designate a day or weekend to do these types of projects and then have a pot luck afterwards. If you are interested in helping with this shoot Jennifer and email to info@wellingtonneighborhood.org and she will get you on the list.

Q. Since we are not getting hanging baskets this year can we ask for negotiated discount rates from our maintenance providers to see if our greens might like to purchase their own. A. Yes we can ask our contractor as part of our contract.

7. Introduction of Candidates –

We have three nominations for Board Seats:

Michael Mosher - I would welcome the opportunity to retain my seat as a member of the Board of Directors (BOD) for the Wellington Neighborhood for the next year. My

attendance record involvement continues to be strong, having missed only two BOD meetings during my tenure period. I have striven to help my neighbors as a resident as well as a planner with the Town. I care about our neighborhood and am very proud to tell others that I live here. (I've brought multiple new households into the neighborhood!) I can contribute to the overall quality of life of the residents here.

I am qualified for a position on the BOD because of:

my past tenure on the board as well as a resident of 5-1/2 years.

24-years of living Breckenridge.

having worked as the planner for this neighborhood since its inception in 1999.

Tom Bailey - My family and I moved to the neighborhood this December from Peak 7. I've lived in Breckenridge since 1998 working for Breckenridge and Copper Mountain ski resorts; supplemented by restaurant and retail positions. I'm the Base Operations Manager for Copper Mountain resort responsible for 163 acres of resort property in addition to 26 HOA contracts. My professional world consists of snow removal, parking, run-off, landscaping and irrigation systems; for fun – I'd rather be mountain biking. We are thrilled to have the opportunity to live in the Wellington neighborhood and that such a place is valued for our local residents. Serving on the Board of our HOA would be a great opportunity to serve my neighbors and community.

Emily Ludtke - My husband Tom and I have lived in Summit County for 8 years, we are originally from Michigan. We purchased a home in the neighborhood in September 2013 and thoroughly enjoy it! We are very pleased with the neighborhood and that we get to raise our daughter Rowan around other wonderful families. I manage a ticket office in the winter and a rafting company in the summer. My husband is a high school teacher and we love Breckenridge! I'm the current board president for Carriage House. I want to be involved on the Wellington board to stay involved in my community help make smart neighborhood choices for the HOA.

Open Forum

Mary Gervais – I want to remind neighbors that when they park crooked on a pad or pan or at the end of an alley or on the street overnight it really creates difficulty for the plow to clear those areas.

Kristine Elliot – what is the best way to provide input on the bus? The best line of communication is to contact Public works – send to: , or you can send comments to Mosh and he will sheppard them to the transit department.

Regarding the bus we want to remind neighbors that this is an experiment for this winter bus season only. They will analyze the comments and data collected for the future.

8. Adjourn