

**Agenda Wellington Neighborhood Association**  
**Homeowners Meeting**  
**March 14, 2011 – 6:30 PM**  
**Steve C. West Ice Arena – Upstairs Conference Room**

1. Call to Order: the meeting was called to order at: at 6:42 pm
2. **Appoint Meeting Chair:** Michael Mosher Association President will chair.
3. **Approval of Minutes from October 12, 2011**
  - 3.1. A motion was made to accept the October 2011 minutes.  
M/S/P: Susie Brown/Courtney Kenady
4. **Introduction of Neighbors:** Michael Mosher - 17 Meadow Lark Green, Courtney Kenady - 90 Union Mill, Frances & Rick Wojick - 24 Madeline Green, Mark Martin Williams - 8 Walker Green, Bob Christie - 9 Midnight Sun, Marcia Wessels - 22 Midnight Sun, John & Katie Champoux 29 Midnight Sun, Keith McHugh - 7 Rodeo Drive, Susie Brown 35 Union Mill, Dave Rossi – 6 Cedar Green, Randi Wilson – 63 Bridge St, Brian Hume - 10 Meadow Lark Green, May Kulick – 28 Leap Frog Green, Mark & Carolyn, Heins – 16 Walker Green, Jeff Cospolich – 68 Bridge St, Mark Caples – 22 Cedar Green.
5. **Determine quorum – 19 homeowners** – A quorum was not achieved.
6. **Old Business - None**
7. **New Business**
  - 7.1. **Review 2011 Finances** –  
We reviewed the 2011 finances in detail. As we noted at our fall meeting snow removal and increased landscaping hit the anticipated budget hard meaning we have no extra funds to transfer into our reserves this year. Keep in mind that we budget for a typical winter and not the 50 or 100 year winter we had last year. Normally we do not see anything like this in terms of overrun of our snow removal budget. Landscaping we increased costs based in the contractor selected. We also added weekly mowing to the schedule. In the past it was bi-weekly or even every third week on the slow growing greens. This additional service also impacted our budget. These impacts did drive costs up but we also saw the neighborhood looking really good last summer. We saw an increase in water bills too. This has been accounted for in our 2012 budget and we will also be installing rain sensors to help control this type of water waste. Everything else was very much in line with expected costs. We also saw

large projects replacing the poop scoop dispensers and installation of parking signs. These large items came out of our reserve budget and all came in as expected.

Q. A neighbors asked about what we have in storage: HOA tent, archives of HOA materials we are required by law to keep. Because of the tent we need a larger space to hold the poles. Q. Can we send out a clarification on the where and when on the plowing job should be done? A. This is included in an email each fall at the start of the snow season and is also covered in the new homeowner manual that we are doing a final review on. Q. Can we ask about the time for snow removal. A. For an over night snow fall they start as early as 4 am. Q. Why were some of the alleys cleared earlier than others? A. We directed them to start on the alleys with the worst drainage problems. They worked out from there trying to get it done as soon as possible. It is hard and intense work. Q. Are any of the alleys wider than others? A. No, they are all the same. But each alley has different issues with shading, drainage, neighbors putting snow in the alley. These difference and more can lead to very different conditions. Reminder: Always feel free to call or drop an email with your cocerns. We do our best to respond to these issues. Q. Dog Maintenance what does that entail and why is it so expensive. A. That is the cost of the bags for the neighborhood that we use over the course of a year. We buy them by the case at a wholesale rate.

7.1.1. A motion was made to accept the 2011 financials:

M/S/P: Susie Brown/Mark Hein/ unanimously.

## **7.2. Review & Adopt 2012 Operating & Reserve budget**

Questions – why do we only have 2 elected board members? In our covenants it lays out the guidelines for how the neighborhood board expands and when. When 25% of the neighborhood is conveyed we have one elected board member, at 50% we have two elected, at 75% we elect the entire board. At this time we have two elected members and two appointed and the 5<sup>th</sup> board member is David O'Neil who is the Declarant. Currently both Michael Mosher and Chris Egan are elected by the neighborhood. Deb Drayton and Courtney Kenady are appointed by David O'Neil to their seats. Q. Can we look at some sealing cracks in the alley? The older alleys may need some crack sealing. A. Yes. Q. Can we send out a survery about adding garbage to the dues? A. We can send out a survey but with our current set up people who do not need weekly removal have lower cost options available like bi weekly service. If we were to service the entire neighborhood it would raise dues and we would need to serve the most common denominator which would be

weekly service which would raise fees for those neighbors. Q. Can we have way finding or signage on the alleys? Q. Is that something that Poplar House responsible for or is that an HOA issue? A. This would be an HOA decision. We used to have them but they were only usable in the summer. We had new alternatives designed but in the end they were cost prohibitive and with the snow stacks have a propensity to be damaged and covered each season. Courtney Kenadey also reminded neighbors that the intention is to have people use the main roadways and then look for the signs on the greens. The alleys are private and it is not made for people to drive on. Maya asked if we can ask about wayfinding in the survey?

7.2.1. A motion was made to accept the 2012 budget and reserve schedule.

M/S/P: Courtney Kenady/Susie Brown/ Unanimous

7.3. **Loose Dogs** –The police have been receiving many complaints here in the neighborhood. We have discussed these issues with local officers and they have said they would be out patrolling for loose dogs and educating neighbors about town leash laws. If there is not better compliance they would also start issuing citations. Please call dispatch at 453-2941 if you see loose dogs or other dog related offenses. You can also post notes on Facebook.

#### **7.4. Bus stop update & Review of 2012 projects**

Mosh has been working with public works and David O’Neil and the transportation department. The plan is to stop on French Gulch Road, near Union Mill and with one spot still to be determined. The turn around would be at the top of the neighborhood. They are currently working with the town and the Open Space Commissions from the town and county on use of a small portion of land that is currently open space. Once these agreement is completed the HOA and public works would be working on completing this for the winter bus schedule. Other projects we have identified for this summer are to do some work on the land along Rodeo Drive with grading and some seeding so it will be more pleasant to look at while it is determined what will happen out there. The unlandscaped portion of Queen of the West is slated to be addressed on a neighborhood project day. We would naturalize this area to discourage any dumping of lawn waste as has occurred in the past. As the reserve schedule reflects we will be doing some asphalt sealing & crack repair on the alleys and older guest parking areas. Q. When the bus stops get in can we get more newspaper stands? A. Yes we can request that from the Summit Daily. Q. Can we look at a pathway to access the bus stop on French Gulch Road. A.

This is a good suggestion to look at. We will have to consider snow storage and how to clear this during the winter for it to be effective. Q. Can we do a work day as a great cooperative project and culminate with a bbq? It could be an alternative to the Summer Solstice. A. Yes this has been an idea the board has been looking at. We can use it budget money for materials and a picnic afterwards. Another suggestion the board has looked at is a progressive green party where each green serves a different course. This would not require HOA funds but would be fun for neighbors who were interested in participating.

- 7.5. **Home owners Manual presentation** – the Board of Directors and Jennifer have been working on a homeowner manual that will answer both common and often obscure questions regarding the neighborhood. The board is in the final stages of review and it will be sent out to everyone electronically and posted on the website. Jennifer is also working on a revamp of the website to make it easier to navigate and find the info you are looking for.
- 7.6. **Snow Removal - the ups and downs of living in the high country** – see comments and notes above.
- 7.7. **Neighborhood events – suggestions for this year.** In addition to the items below there were a number mentioned up above. Some examples shared included: A movie night like Leap Frog Green, the kites and ice cream event last August. (This was fun even though the wind did not cooperate.) Gold Run Rush is one that the neighborhood/developer has the opportunity to participate in. Neighbors also liked the Santa Winter Solstice event & Neighborhood Garage Sale. The garage sale will be back again this summer – scheduled for Saturday, July 14<sup>th</sup>. Q. Can we look at putting a Notice Board inside the bus stop. A. Possibly.
- 7.8. **Developer Update:** We will be finishing out block 9 – the north side of the neighborhood. The rest of block 9 will be built next there are 12 houses left there and then construction will be moving to the other side of the neighborhood. Q. Are you all selling a 2 bedroom single family home. A. Yes – come and see it at 24 Leap Frog Green. It has a great floor plan and is really cute.

#### **7.9. Introduction of Candidates**

We have two candidates. Samantha Kosanovich & Michael Mosher. With two seats open and only two candidates we will cancel the election.

Samantha & Mosh will be our new board members for the next one year term.

#### **8. Open Forum:**

8.1. Mosh's the board is here to serve you. Please contact us, call us, email us etc. We really like to hear things and appreciate you taking an active interest.

9. **Adjourn** – A motion was made to adjourn.  
M/S/P John Champoux/Dave Rossi – 8:21

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**Agenda Wellington Neighborhood Association**  
**Homeowners Meeting Minutes**  
**October 12, 2011 – 6:30 PM**  
**Steve C. West Ice Arena – Upstairs Conference Room**

10. Call to Order: the meeting was called to order at 6:38 pm -
11. Appoint Meeting Chair – Chris Egan will chair the meeting.
12. Approval of Minutes from March 9, 2011 –
  - 12.1. M/S/P Caren/Megan – 10 - 0
13. Introduction of Neighbors: The following neighbors were in attendance:  
Mark & Suzanne Caples (22 Cedar Green), Megan November (95 Bridge St),  
Bob Christie (72 Union Mill), Bill & Caren Lerch (72 Union Mill), Susie  
Brown (35 Union Mill), Leslie Davison (80 Union Mill), Deb Drayton (35  
Cedar Green) Chris Egan (105 Union Mill), Courtney Kenady (90 Union  
Mill), Marty & Mary Gervais (67 Rodeo)
14. Determine quorum – 19 – homeowners – Quorum was not met
15. Review 2011 Finances
  - 15.1. Highlights – With last years record snow fall our plowing was  
\$8000 over budget due to extra scrapings and snow removal through out  
the winter,  
Other areas we have exceeded budget include; watering 4000K over  
because we ran 2x daily for most of the summer and now Central Park  
and the new Leap Frog Green also came on line, office supplies to cover  
extra mailing costs for the board of directors election, extensive fence  
repairs where cars had cause damage as well as aging rotting fences in  
the older common areas.
  - 15.2. One other area of the budget that higher was landscaping. After  
many complaints during the 2010 season we bid the contract out to 4  
companies. Summit Landscaping was selected which was actually in the  
mid range of costs but this almost doubled our previous maintenance  
contact. This was a highly debated decision by the Board of Directors.  
Deb Drayton felt that paying nearly double was not a good fiscal decision  
when you could just put additional pressure on the contractor who was  
lower in price. Other Board members wanted to try a new vendor and  
see if the benefits were worth the additional costs. In the end this was the  
majority opinion of the Board. Comments from neighbors were that the  
neighborhood looked fantasitic this year and that weed control was some  
of the best we have seen to date. The board is looking at sending out

another survey to measure satisfaction on this prior to selecting contractors for next season.

- 15.3. Bill Lerch asked the question if we had looked into having a water analysis done. A. Three years ago we had our systems surveyed to make sure we were watering correctly and most efficiently. We also installed rain sensors on the clocks we had at that time. Megan November mentioned that she had seen Central Park watering during a rain storm and since that green as well as other have come online after those installations we will have to get this and other newer greens properly up to par with those sensors. One challenge is also that the rain sensors only work if it is irrigating during rain they do not halt irrigation if we are having lots of rain. Bill also suggested that perhaps we could turn sprinklers off during wet seasons. This is rather labor intensive and probably costs more from the labor side than we would save. In addition as Mary Gervais mentioned the midnight irrigation bandits would be out changing the clocks back as well. The board will look into rain sensors as well as a water/soil analysis for the 2012 season.

## 16. New Business

- 16.1. Update on 2<sup>nd</sup> Neighborhood Bus stop
- 16.1.1. Michael Mosher our HOA President has been working with the town's public works and transit departments on getting a second bus stop established for this season. This project would be to establish a new bus stop in the just prior to the Bridge St/Union Mill alley way with a turn around at the top of the neighborhood. It would also require the current bus stop to be located out onto French Gulch Road. The goal has always been to get/keep the buses out of the neighborhood streets and this plan would enable this change. The area initially designated for the turn around happens to be on Town and County jointly owned open space. For many reasons beyond just the precedent it would set they are not supportive of placing a bus stop on Open Space. As such they are now working with the town and David O'Neil our developer to come up with a workable solution for a bus turn around. One additional complication is that this is actually a Summit Stage route that is subcontracted to the Town's Free Ride system. As such any improvements/turn arounds will also have to meet their requirements and standards. Even with all of these complications they continue to work on it in the hope it can be completed in time for the Winter Bus season which starts on December 12, 2011.

- 16.2. Bill Lerch had a question about the bus stop looping through the neighborhood. A. Bus Routes for the school system are designed and planned by the school district. The bus stops were designed so children do not have to walk far from their homes and are as safe as they can make them. Any comments or questions would be properly addressed to the school district transportation department: Deb Estreich at 368-1072
- 16.3. Scott Reid who was unable to attend the meeting emailed a request to start compost area (for lawn waste only) in the South 40. Neighbors at the meeting all supported this concept so as to avoid putting these organics in the landfill. A. Courtney said she will discuss this with David and look into this idea. Megan November also suggested that she talk to Dave November about getting this started since he has extensive experience with composting.
- 16.4. Reminder of neighborhood parking policies
- 16.4.1. We wanted to remind neighbors that we are going to be installing new guest parking signs in all guest parking areas through out the neighborhood. Neighbors who violated our parking policy will risk getting ticketed by the Breckenridge Police Department. If you have valid reasons for parking in these spots for instance you or a family member are injured and need easier access to your home or a visitor needs to park in your parking spot please contact Jennifer and she will make sure you do not get reported to the police. Bill Lerch asked how much the parking tickets will be? A. It will be a normal Town of Breckenridge Parking Ticket starting at \$20 for your first offense.
- 16.4.2. Mary Gervais asked about people who do not live in the neighborhood parking in these guest spaces to perhaps ski or use local trails. A. Based in our discussions over the years with the town it is out understanding that these are essentially public spaces and those are deemed legitiamte use of the spaces to use local trails. We have not specifically had the conversation about people using it as a park and ride to ski so will ask how this would be viewed.
- 16.5. Discussion of Winter Services:
- 16.5.1. Plowing – this year we have hired ALLPhase again to do the plowing of our alley ways. Overall last seaon we actually received more compliments than complaints for their service in the biggest snow year in the history of the neighborhood. Pretty Amazing!
- 16.5.2. Shoveling Service –
- 16.5.2.1. To kick off this discussion the topic was introduced last spring at our March meeting where questions were raised regarding our practice to shovel the walkways of homes that

face the streets as well as the sidewalks on the greens. Since this is a very expensive service and cutting the walk ways could make a big difference in the snow removal costs (there are 88 homes that face a street) the Board of Directors is going to be looking at this service for the upcoming season and was interested in some informal feedback to help understand the importance of our current shoveling service. Currently for Insurance purposes the Association must provide shoveling to the sidewalks on the Greens and Central Park. This is not a requirement for the walkways of homes that face the street. Since this would be a very big cultural change for the neighborhood the board is considering this very carefully and would like to understand how the neighborhood feels about it. First we shared early results of the surveymonkey that was sent out last week. We are not closing the survey at this time so if you have not have a chance to respond please check out the 6 question survey <http://www.surveymonkey.com/s/KVKCWG7> Since this is voluntary survey it is not scientific but is a helpful tool for the Board to get feedback on the issue. The results to date are detailed at the end of the minutes. After explaining the issues the Board asked for feedback from the neighbors present.

- 16.5.3. Susie Brown likes the walk way shoveled because it helps control the windrows. These heavy icy areas are difficult to clear by hand so she really appreciates this benefit of the service.
- 16.5.4. Mary Gervais: It seems un-neighborly to do just the greens and not the homes on the streets.
- 16.5.5. Megan November asked it if was more costly to maintain homes on greens or streets. A. They have both front and back yards to maintain and shovel. The greens are HOA common area so they benefit from living on them but they do not necessarily have a smaller burden as a result although in many cases the front walk may be longer on homes that front the street although this is not always the case.
- 16.5.6. Susie Brown also noted that if we do not shovel and owners also do not shovel their walkways that UPS and Fex ex will not deliver packages if they can not
- 16.5.7. Mary Gervais also noted that this is an esthetic issue. If neighbors who do not use their front walkway don't shovel we will look like an ice bound community.

16.5.8. Megan November and Mary Gervais both suggested that if the HOA needs to cut costs that we need to find services that will impact everyone equally.

16.5.9. Megan also suggested in these tough economic times that the Board should eliminate the wants and trim back to what we need. Some examples she shared were hanging baskets, parties, etc.

16.5.10. Caren Mapes – Can we mandate that people can pay via electronic payment?

16.5.11. Chris Egan: This is a good topic for the board to take up and determine how incentivize this form of payment without impacting our revenues.

#### 17. Open Forum:

17.1. Bill Lerch: Right in the back of Michael Mosher's house there used to be a bridge. Is there any chance of getting a new bridge there? A. That was an old rail car and for safety reasons had to be removed.

#### 18. Megan: Where do we stand on the bridge on Bridge St?

18.1. Courtney Kenady explained that the current plan is to complete the remainder of the greens and homes on this side of the neighborhood first and then move to the south 40. They would then start at the entrance to neighborhood on that side and move back to the south. With this current plan the bridge on Bridge St would be a ways off. These plans of course are subject to change.

18.1.1. How many greens are still waiting to be built. A. Two small greens.

18.1.2. Marty Gervais asked: How are they going to finish off/landscape the border there at the far south side of the neighborhood? A. Courtney Kenady: At this point it is unclear.

18.1.3. Megan November: Does the HOA pay for the maintenance of the pump house? Because it is looking pretty haggard. There is no stain on the stairs? A. The HOA does not pay for that but Courtney did make note of the issue.

18.1.4. Mary Gervais on behalf of the DRC: I want to give everyone a reminder before you do any work like installing hot tubs, patios, fences etc. to please please please go to the DRC for approval. Many of these items also require a permit from the Town of Breckenridge.

18.1.5. Chris Egan mentioned that we had not done a directory for a while so we will look into an electronic one for neighbors use.

18.1.6. Mary Gervais: The land across from Rodeo is still in an unfinished state. The community center is on hold and this is the gateway to the neighborhood. Could we look at grading it and putting some top soil

out there and improve this parcel. Mary would also like to have a volunteer day to do some native plantings and have the HOA pay for the supplies? It would be so nice to have this area finished while we are waiting for the community building.

18.1.7. Courtney: There is no money right now to do any type of this work. With the current economy and minimal building fund this has been impossible. With things starting to move again it is a possibility that some money and work could be freed up in the future. The board has also been discussing this with the developer and will continue to advocate that this area is addressed.

18.1.8. How about a volunteer day to clean up areas like this and the open space on Queen of the West that people have used as a dumping area. Mary and Lori would love to help to round up volunteers for a project like this.

18.1.9. Mary Gervais also suggested that with regards to the community building – a broad survey should be sent out that includes all options including leaving it open space.

18.1.10. Chris Egan: With regards to the community building and improving this area we need power in numbers to push the Developer in to doing something regarding this. We need to work as a community on this.

18.1.11. Courtney Kenady noted that there are grand plans for this area they have been working with Harvard and the EPA to make this area really special but there are no funds currently available.

19. Adjourn 8:01 pm

19.1. M/S/P Bill Lerch/Leslie Davison – 10 – 0

Q1. Are you satisfied with the winter snow shoveling in this neighborhood, neither satisfied nor dissatisfied with them, or dissatisfied with them?

| <b>Answer</b>                      | <b>Response Percentage</b> | <b>Response Count</b> |
|------------------------------------|----------------------------|-----------------------|
| Extremely satisfied                | 27.5%                      | 11                    |
| Moderately satisfied               | 32.5%                      | 13                    |
| Slightly satisfied                 | 0.0%                       | 0                     |
| Neither satisfied nor dissatisfied | 5.0%                       | 2                     |
| Slightly dissatisfied              | 10.0%                      | 4                     |
| Moderately dissatisfied            | 17.5%                      | 7                     |
| Extremely dissatisfied             | 7.5%                       | 3                     |

Q2. How necessary is our shoveling service to your family

|  |       |    |
|--|-------|----|
| Extremely necessary                            | 32.5% | 13 |
| Slightly necessary                             | 37.5% | 15 |
| We are neutral regarding the shoveling service | 17.5% | 7  |
| Slightly unnecessary                           | 7.5%  | 3  |
| Extremely unnecessary                          | 5.0%  | 2  |

Q3. With our dues at \$60 would you like to continue our shoveling program with both greens and walkways shoveled?

|     |       |    |
|-----|-------|----|
| Yes | 72.5% | 29 |
| No  | 27.5% | 11 |

Q4. Given the choice should we shovel walkways for homes that face the street and the sidewalks in Greens or just the walkways on greens which are required by insurance?

|  |       |    |
|--|-------|----|
| Walkways on Greens and Homes             | 27.5% | 11 |
| Greens only                              | 15.0% | 6  |
| Greens and walkways                      |       |    |
| - if it does not impact monthly dues     | 32.5% | 13 |
| Greens only - if it impacts monthly dues | 25.0% | 10 |

Q5. Are you willing to pay up to \$5 more in monthly dues to continue shoveling as we do now?

|     |       |    |
|-----|-------|----|
| Yes | 27.5% | 11 |
| No  | 72.5% | 29 |

Q6. Where do you live?

|        |       |    |
|--------|-------|----|
| Street | 52.5% | 21 |
| Green  | 47.5% | 19 |