

**Agenda Wellington Neighborhood Association
Homeowners Meeting
March 9, 2011 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room**

1. Call to Order at 6:38 pm Michael Mosher the board president welcomed everyone.
2. Appoint Meeting Chair: Michael Mosher will chair the meeting.
3. Approve Minutes: The minutes from the 10/13/2010 meeting were presented for approval.
 - 3.1. M/S/P: Scott/Ron – Approved unanimously
4. Introduction of Neighbors: The following neighbors were in attendance: Courtney Kenady 90 Union Mill, Michael Mosher – 17 Meadowlark Green, Chris & Kathleen Egan – 105 Union Mill, Mindy Brewer – 32 Union Mill, Bob Christie – 9 Midnight Sun, Deb Drayton – 35 Cedar Green, Hilary Chu – 63 Cedar Green, Amy Pombo – 12 Dragonfly Green, Melissa Oliveira – 87 Bridge St, Scott Reid – 108 Bridge Street, Peder Hansen – 52 Midnight Sun, Reed & Kelly Owens – 82 Midnight Sun, Ron & Kathy Schuman – 11 Willow Green, Bill & Sarah Hirsch – 44 Bridge St, Mary Gervais – 67 Rodeo. Proxies were also received from the following individuals: Jenny Murphy, Kerrie Donham, Kelly Sanders, Karen & Richard Remias, Leslie Davis Mark Hurlbert, Kathryn Weldon, Pam Veeneman, Peter and Shannon Haynes, , Lori Kaczka, John & Katie Champoux, Tim Baker, Jennifer Hagberg, : Tim Simmons. (Note Highlighted proxies were mailed and have not been received to date)
5. Determine quorum – 18 homeowners were present – With homeowners and proxies we have achieved a quorum
6. Finances
 - 6.1. Review and approve 2010 financials
 - 6.1.1. The following variances were explained:

Variance on Administration Fees: These fees were over budget due to timing of the December 2009 payroll paid out in 2010 as well as the February 2009 payroll which was not paid due to a computer error. This was an additional \$4,785.00 that was then paid out in 2010 for 2009 bills. The actual management fees incurred in 2010 were \$27,052.00. Since we are on cash basis these show up when paid out not when billed. We also want to note that during the 2010 calendar year we switched from paying Jennifer as an employee and are now paying her as a contractor - this saves the Association workman's comp and payroll tax since she now assumes these burdens. Her pay is now based on the number of houses which is proportional to the work load the neighborhood generates (\$150 per house per year). Variance for Fences: A Trellis and a fence at Meadow Lark Green were damaged and subsequently repaired These repairs were not budgeted (\$1,025.00) and we

also got a great deal on late season painting and were able to paint: Silver Green, Cedar Green, Impatient Green and the Bus stop for \$3,300.00.

Variance for office supplies – storage. This was originally under a different category mixed in with office supplies to provide clarification it was moved to it's own category

Variance for Computer and Office Hardware: In April the HOA's 2005 laptop reached the end of its useful life. A new laptop, external hard drive, warranty, and software were purchased. Due to Jennifer's careful research we were able to secure a 17-inch dual core laptop for almost half of its msrp price. Similar savings were realized for the software and hard drive.

Snow plowing variance: To keep up with the early season snow we did some additional snow removal in December of 2010.

- 6.1.2. Hilary Chu requested that we add the number of budgeted in the income statement? A. This can easily be added?
- 6.1.3. Kathleen Egan asked if the board can we bid out the management of the association as these costs seem high and there has been a 30% rise in price for administration needs for the neighborhood since 2008. The board explained that that this was due to increased workload of 40 new homes in the Neighborhood since the start of 2008 and they did not believe that the increase had been that great when you include the burden the association was paying with taxes and additional insurance costs added into the administration fee. The board has not given Jennifer any increase for these services since 2006 other than compensating for an increased work load. (At the time of the meeting not all of these figures were at hand but have been provided as clarification of that comment. When examined the total burden of administrator fees including taxes, and workman's comp over the last three years they are as follows: 2008 - \$27,947.25, 2009 - \$31,371.21, (\$4,785 of which was paid out in 2010 and 2010 -\$27,052.)
- 6.1.4. Ron Schuman commented that he has been living here for 11 years and the fees have stayed at \$60 per month for the entire time. He felt this was a very good deal.
- 6.1.5. Scott Reid: The value is good for the neighborhood he also feels like Jennifer does a really good job and that the board can look at bidding these and other services out and will need to be careful to understand exactly what would be included.
- 6.1.6. David O'Neil also commented that it takes a lot of work and knowledge to run the association and that he felt we have a great deal with Jennifer. She has good historic knowledge of the neighborhood as well as knowledge about CCIOA, and other legal requirements and is well organized and responsive to the board and neighbors.

6.1.7. Mike Rupert commented that he used to pay \$300.00 and while snow removal was better it was not that much better.

6.1.8. A motion was made to approve the 2010 financial statement

6.1.8.1. M/S/P: Ron Schuman, Deb Drayton – Approved unanimously.

6.2. Review and approve Budget for 2011

6.2.1. We took some time to go over the 2011 budget. The following comments were made:

6.2.1.1. Chris Egan: Did not like landscapers “Zen 4 You” because of the weeds and felt they did not do a good job. Scott Reid stated that the board made some changes with landscaping this last year. These included not planting perennials in the flower beds because they were continually destroyed by the kids and dogs. So instead the trellis’s were outfitted with irrigation so we could add colorful hanging baskets.

6.2.1.2. Mindy Brewer asked if we could send out requests for proposals in the neighborhood for different local contractors we are looking to hire. The board answered that of course we can and we have in the past. We are currently using Brian Hume & Russ Backhouse to do some projects in the neighborhood.

6.2.1.3. Kelly Reed asked: Why do we shovel the walkways on the greens and not to people’s walks since her walkway to her house was not shoveled? A. The greens are shoveled because they are required to be shoveled for liability reasons. The walkways up to the houses and were historically shoveled. This was done to provide equity for those homeowners. There is no requirement for the HOA to shovel those walkways and indeed eliminating this could save substantially on the snow shoveling costs.

6.2.2. Chris Egan expressed concern about the amount budgeted for snow shoveling and how poor the service had been this year. He was also felt the number that was budgeted was too high for the service.

6.2.3. The board and Jennifer have been addressing the issues of the recent big snow storms with our contractor and warned him that we were unsatisfied with the performance this season. Since then, we have seen an improvement in his performance.

6.2.4. Another neighbor wanted to know why there was snow much snow drifted onto the sidewalks and the shovel people had not addressed this. Jennifer helped to provide some clarification here. Our contract is written to clear snow from sidewalks starting on the greens first and then doing the sidewalks to homes after the town plows have come. It This helps to prevent berms from building up. They only come when we have over 2”

overnight and not for blowing snow. We can of course pay them extra to come out and do extra clearing.

- 6.2.5. Ron Schuman commented that we used to do snow removal really early but then we have many complaints about the noise of the snow blower and the fact that it was still snowing and you could not tell it had been shoveled after a short time. He felt that, in a neighborhood this large, that it is difficult to please everyone with the timing and method of snow removal.
- 6.2.6. Chris Egan stated that he had enough proxies to vote down the budget since he has concern regarding the numbers budgeted for snow removal and administrative fees he feels that we can get better prices for these. He did not want to approve this budget. (Procedural Note: According our guiding documents if a budget is voted down the budget reverts to the previously adopted budget and a new budget is then created, approved and adopted by the board, mailed out and a special meeting is called to approve the new budget this has a budget impact of approximately \$250)
- 6.2.7. Jennifer provided information on the bidding process for 2010-2011 season for snow shoveling as an example of what these services cost for a neighborhood of this size. 10 contractors were solicited. 4 chose to respond. The bids for 11/1/2010 – 4/15/2011 were as follows: \$2,950 per month \$16,225 per season - ; \$3,000 per month - \$16,500 per season; \$4,000 per month - \$22,000 per season, and \$22,825 per season. Our snow plowing contract was locked in at \$3,000 per month last spring after All Phase did such a good job last season. The terms of the contract can be adjusted and we can do more shoveling and plowing but there will be increased costs associated with these increased level of services.
- 6.2.8. A question was asked about the professional fees of \$29,600 in 2011. These include: \$27,500 for administration of the neighborhood, \$1,900 in legal fees and \$200 in accounting fees.
- 6.2.9. Mary Gervais stated that she felt that the plowing has been great this season.
- 6.2.10. Hilary Chu wanted to know who shoveled last year because they did a good job. The answer is that same company was hired this year and that the tremendous amount of snow had hurt their ability to deliver the same level of service
- 6.2.11. Many other neighbors spoke up. Some did not feel plowing & shoveling had been good, other felt the opposite. There were also differing opinions on plowing vs. shoveling.
- 6.2.12. David O'Neil asked for some general feedback on how people liked the snow removal and if they wanted to pay additional monthly dues for a higher level of service. Due to

the impracticality of polling neighbors at the meeting a request was made to send out a survey to gather some information regarding the level of service that people want to receive? We can do this and would look for a volunteer to help put together this survey.

6.2.13. Chris Egan felt that this was the responsibility of the board to put a survey together.

6.2.14. Scott Reid suggested that we should indeed adopt this proposed budget. The budget is a guideline for the board to make their decisions. All of these services are bid out to multiple contractors and the board makes decisions on each one so there was ample opportunity to find cost savings if they were out there.

6.2.15. Rob Christie agreed that we should move forward with this.

6.2.16. Mary Gervais moved to accept the budget as is and to use the feedback from the neighborhood to decide what level of services to contract for in the future.

6.2.16.1. M/S/P: Mary Gervais/Chris Egan /Passed Unanimously

6.2.17. Michael Mosher also reminded neighbors that they can always call Jennifer to address any issues or concerns that are occurring. Jennifer added that she is always happy to help neighbors.

7. New Business

7.1. Adopt Maintenance and Design Standards – Michael Mosher presented the Maintenance and Design standards for adoption. These have been presented to the neighborhood for review at the last few meetings but we have not had the quorum required to adopt them.

7.2. Jennifer also sent a big thank you out to Megan November, Sandy Hahn, Doug Briggs and the DRC who had worked so hard on this important document. Neighbors can find this on the website and will find it an excellent tool when looking at improvements for their property.

7.2.1. M/S/P: Scott Reid/Chris Egan/Pass

7.3. Updates on Summer Projects

7.3.1. Parking – We are excited to announce that we will be signing the guest parking areas this spring. This is the culmination of a long project and, with the help of Mike Mosher, we have worked with public works, the police department and community development to come up with an enforcement plan that will work for the neighborhood. All guest parking spots across the neighborhood will be signed on either side of the trellis' or per asphalt area. While we have been trying to do a more esthetically pleasing sign in order to comply with the parking ordinance the signs are required to be white reflective metal with red writing. They will be put on burberry beige 4x4 posts and the signs will be framed so they will be all white from the back. (We found the best compromise

possible) When a neighbor is abusing the use of guest parking neighbors will be able to call Jennifer or a board member and report the issue. We will need a description of the car as well as plate number. These complaints will then be called in and the police will come out and ticket the offenders. Breckenridge now has an escalating fine structure so this should discourage the repeated use of these spots by neighbors who are using them for convenience. If a neighbor has a legitimate reason for parking in guest parking they will be able to contact Jennifer at the association office for an exemption.

- 7.3.2. Pets & New Pet Pick up Dispensers – Our white poop scoop dispenser boxes are just not working out. It is hard to tell if there is bags in them, they do not hold up well against the use they see each season and people also put filled poop bags back in them. So, the board has made the decision to replace all these holders in the spring. They will be in the more traditional and easy to grab dispenser you see in Vista Point and other areas of town. These should distribute the bags for efficiently and not allow the bags to rip as easily.
- 7.3.3. Kelly Reid noted that many biodegradable bags are better quality and asked that we look into those. A. Of course we can do this.
- 7.3.4. We will again be looking for volunteers for tending pet pick up dispensers. Please let Jennifer know if you are interested in looking after the ones near your house.
- 7.3.5. Faulkner and Gold Run Road issue: Scott Reid explained that what is commonly known around the neighborhood as the “poop walk” crosses HOA property and two other owner’s projects. One of the owners - the Faulkners have applied to the Forest Service to build a driveway and home. The Forest Service has subsequently approved a special use authorization giving them the ability to build this driveway with certain conditions. Now comes the complicated part. The town annexed the HOA land and the developer also put a note on the plat saying the road could only be used for current (existing) development and recreation. The town and the county will then have to look at this plat note and decide how to agree or disagree on exactly what the plat note means and how this will impact the Faulkner’s access. There are two options for access: They could access from the Western Sky side and or from the Gold Run Gulch side. The county will ultimately determine how they do this because one of conditions of the permit from the forest service is to get permitting from the county and town. The HOA wrote a letter to the Forest Service commenting on this project and we also requested that, if the access is allowed, that they should be required to maintain access to the trail or create a driveway, in a primitive state. Or they could provide another trail. The Forest Service has required them to provide access and keep the driveway in a primitive state.

Scott proposes to let things proceed until details are better defined and then inform the neighborhood and determine the appropriate action for the HOA to take. We could contest the application, but it would likely be very costly to the HOA.

Deb Drayton stated that she believes our extra funds could be quickly used up fighting this.

Green revitalization – With the neighborhood approaching 12 years old we are seeing some greens needing more significant maintenance and work. In keeping with this, we are looking to the neighbors on Silver Green to create a plan to spruce up their green where they are experiencing drainage issues and would like to see more tree and bush plantings. \$1,500.00 had been budgeted for this project. We will continue to look at greens that need this type of work on a season by season basis and address it as needed.

7.3.6. New Item –We are looking for neighborhood volunteers to plan the annual Summer Solstice Party. Anyone interested should contact Jennifer. The budget is \$1,000.00 and the head volunteer gets to determine the date of the party. It is important for someone to step up for this because, once we have the date locked in, they can reserve the big red bus and Jennifer can submit the special events permit and liquor license which is required by the town. This must be done in April for June event.

7.4. Introduction of the Candidates for board of directors: This year we have received 6 nominations for our two open board seats. 5 of those nominees are here tonight. While we will be holding our election via us mail to give everyone in the neighborhood a chance to participate in the decision we wanted them to be able to introduce themselves tonight. Prior to the meeting the names of the candidates were pulled from a hat to determine speaking order.

7.4.1. Michael Mosher – I am Michael Mosher and I live at 17 Meadow Lark Green. I have been the President of the Association for the last two years and was working on the neighborhood as a planner since 1999. This is before the neighborhood even broke ground. We love living here and I want to help continue to contribute to making it a great place to live for all of us. During my time on the board, my attendance record was strong (I missed only one BOD meeting) over my tenure on the board. I believe I can contribute to the overall benefit of the Wellington Neighborhood and its residents. I have served as President of the BOD for the past two years and believe I could continue to serve the needs of the residents of the Wellington Neighborhood. Some other qualification I have include:

- my 20-years as a full-time resident of Breckenridge.
- having professionally worked, as a planner with the Town of Breckenridge, with the developer, architects, and builders of the Wellington Neighborhood since 1999
- my Bachelor of Architecture degree and license as a California architect

- being a Planner III for the Town of Breckenridge Community Development Department for the last 13-years.
 - This experience includes processing the Master Plans, Subdivisions, and development permits for the developer of the Wellington Neighborhood through the entire review process with the Town of Breckenridge.
- I know the ins and outs of the neighborhood and can help guide the neighborhood into the next ten years.

7.3.2 Ron Schuman – I have retired from the military after 23 years. We have lived in the neighborhood for 11 years and have seen many changes. I have served on the Town Planning Commission, and is also an owner of a property management company. With the many years living here, I am familiar with the history and working of the neighborhood. This is truly a great place and we love it here. Our community is phenomenal and I want to keep it a great place to live. At \$60 a month, the association dues is a steal for what all we receive. I would like to serve on the board to continue to contribute to keep it a great place

7.3.3 Mindy Brewer – Moved here right out of college and met my husband here and have lived in the neighborhood for 5 – 6 years. I own a property management company and could help with the selection of a snow removal and snow shoveling company. I could also bring knowledge to make the board more efficient. I love it here and wants to help out and be on the board.

7.3.4 John Champoux – not present – he also decline the nominations due to personal commitments.

7.3.5 Chris Egan - I moved here 5 years ago from Chicago and have not lived here as long as other members, but it also brings new vision. When we moved here 5 years ago we found the neighborhood and think it is a great place for kids to live. I want to be on the board and listen to neighbors to make it better. It is great, but it can always be better.

7.3.6 Mary Gervais – I have been in Summit County for 24 years and taught biology for 22 years. I'm retired from teaching now and am now a real estate appraiser. My husband is still a middle school teacher and one of my children is moving back here to Summit County. I went back to teaching part time at the high school and love it . I would like to be on the board because of my real estate experience can help with maintaining values and standards of the neighborhood. I love the neighborhood and want to keep it the great place that is is. I have served on many boards and believe that experience can help make the neighborhood continue to be a great place to live.

8. Open Forum

Mike Rupert: I live at Wolff Lyon and Midnight Sun and spends a lot of time watching kids almost get hit by a car. It is just a matter of time until someone gets hurt. He has spoken to neighbors about their driving and instead of being receptive to the advice they have been aggressive. It is a matter of time before someone gets killed. Can we get a speed bump, a stop sign or a speed dip?

David O'Neil: Along those lines, I am also concerned by the run off – let's make sure we get the word out to keep kids out of the French Creek as the snow turns to rushing water.

Sara Hirsch – Speeding is also really bad on the alleys and French Gulch road.

Amy Pombo: Is there an intention to finish the fences all the way to the road. There are no gates on French Gulch. A. There is likely not any room for a fence and the landscaping is also in the right of way.

A. David O'Neil also asked that she take a picture of the green box and send it to him to look at it.

A neighbor also asked if there will there be another bus stop in the neighborhood.

Michael Mosher replied that he had spoken with James Phelps, of the Town's Public Works Department, who is the contact on this. With the growth of the neighborhood the town has recognized the need for the stop. The plan is for the current bus to continue up French Gulch to Union Mill which is the only area there is room for a safe pull out-stop and structure after that it will continue up to the top of the neighborhood and will head back down French Gulch, not stopping. The HOA will need to come up with a funds for the turn-around paving and a structure over the summer. The bus is expected to come on line with the Winter 2011 schedule.

Mary Gervais: How much longer until the neighborhood is built out?

David O'Neil answered that 282 units is the complete build out. There are 185 homes today. So, the first half of the neighborhood took about 10 years and we anticipate the second half taking another 10 years. However, things look to be picking up. We have 4 contracts that are ready for the summer and building will start again as the weather permits.

9. A motion to adjourn was made:
 - 9.1. M/S/P Bill Hirsch/Scott Reid – Passed Unanimously.
10. The meeting was adjourned at 8:42 pm.

DRAFT