

Wellington Neighborhood Association
Semi-Annual Homeowners Meeting MINUTES

March 30, 2016 – 6:30 PM

Breckenridge Library: Discovery & Hopefull Rooms

1. **Call to Order:** The meeting was called to order at 6:30pm by Ron Schuman. Ron, Courtney, Laurie, and Anne attended.
2. **Determine quorum** – 20 units (6:30pm): Quorum was reached with 27 owners in attendance and 2 proxies, representing 22 units total.
3. **Introduction of Neighbors** (6:35pm): The following homeowners were in attendance:

Kneale & Monique Brownson – 25 Silver Green	Toni Drabant – 33 Silver Green
Phil & Anne Gallagher – 15 Silver Green	Beau Paisley – 11 Dragonfly Green
Ryne Scholl & Elisabeth Lawrence – 20 Bridge St.	Marilyn Beebe – 11 Walker Green
Martha Endsley – 11 Midnight Sun	Carl Scofield & Leigh Girvin – 13 Meadow Lark
Laurie Keyes – 21 Bridge St.	Gretchen & Ian Hamilton – 111 Bridge St.
Ron Schuman – 11 Willow Green	Mindy & Matt Brewer – 32 Union Mill Rd.
Audra Lewis – 10 Paradise Green	Dave Rossi – 6 Cedar Green
Mark Heins – 16 Walker Green	Hilary Chu – 63 Cedar Green
Drew Kosmowski – 14 Paradise Green	Courtney Kenady – 90 Union Mill
Jeffrey Jones – 9 Leap Frog Green	Scott & Leslie Davis – 22 Union Mill
4. **Old Business** (6:40pm)
 - 4.1. **Approve Meeting Minutes from March 25, 2015 and October 28, 2015:**

M/S/P – Motion by Ron, Second by Courtney; Approved both sets of Minutes.
5. **New Business**
 - 5.1. **Review 2015, 2016 YTD Financials** (6:50pm):

AR Summary – the amount of overdue dues continues to decrease substantially. Extra funds in Operating Account is transferred to Reserve account monthly. Suggestion by Ryne Sholl that the Opening Balance Equity be relocated to different location.
 - 5.2. **Board of Directors Election Announcement & Introduction of Candidates** (7:05pm):

Laurie Keyes, Ryne Scholl and Mindy Brewer introduced themselves. Emily Lutke was not present.
 - 5.3. **Summer DRC Schedule** (7:20pm):

Drew Kosmowski represented the DRC and answered questions about site plans & elevations. The first meeting of the DRC for the 2016 season will be on May 9th. The DRC will meet every 3 weeks with a submission deadline 5 days prior to each meeting. Topic of more TOB lighting on streets and solar lighting on trellises was discussed.
 - 5.4. **Developer's Update on Lincoln Park** (7:25pm):

Courtney gave a Lincoln Park update. Construction of the first 5 homes in Phase One of Lincoln Park is already under way. Phase 1 will hopefully be completed in 2016 with 26 units total. 1st pedestrian bridge has been installed at Rodeo Drive. LP Triplex owners will pay the same \$65 monthly dues and will be responsible for their unit's exterior maintenance, similar to duplex owners. Discussion on upcoming transition from Declarant Control (225 units owner-occupied) and changes to the Declarations that could be possible at that time.

5.5. Update on Town of Breckenridge Transit Service to the neighborhood (7:35pm):

TOB has approved a temporary bus turnaround and new bus stop on French Gulch past the east/top end of the neighborhood – exact location to be determined, but should be operational by next winter season, November 2016. Bus stop on Olivia Lane will be re-located to French Gulch and an additional bus stop installed on French Gulch at Bridge Street as well. Ian Hamilton brought up the idea of eliminating the bus driving down Bridge Street from the Master Plan and/or keeping the bus out of the neighborhood completely. Monique Brownson emphasized that children should not play in the street. Carl Scofield mentioned that many transit changes will be made in conjunction with the new tax. Elisabeth Lawrence encouraged neighbors to talk to the TOB candidates about their views on Transit and to attend the upcoming 4/25 Town meeting on the issue.

5.6. Playground discussion (7:40pm):

The Board is researching the idea of installing a playground in the neighborhood and looking specifically at the east end of Central Park, near the Union Mill & Queen of the West intersection. The Board is considering questions of cost, insurance, maintenance, and age range to target. Anyone who has ideas to offer or who would like to help with research or serve on a committee is asked to contact the Board.

6. Open Forum (7:45pm):

- 6.1. Ron Schuman announced a list of recent Board accomplishments – lowered Accounts Receivable balance, dealt with Airbnb issues, had a Reserve Study conducted, hired a new Manager, put 3-year contracts in place where appropriate, etc.
- 6.2. Carl Scofield asked who is in charge of emptying the trash can in the Olivia Lane bus stop. The Town or Parks department is believed to be responsible, but we will confirm.
- 6.3. Leigh Girvin commented that the Snow Removal contractors this winter did a great job.
- 6.4. Kneale Brownson asked about the cost to non-pet owners for supplying pet pick-up bags to the neighborhood.
- 6.5. Mindy Brewer would like to see some discontinued amenities/services like shoveling sidewalks to houses that face streets, hanging floral baskets, and block parties re-introduced to the neighborhood by the HOA. Mindy also suggested putting out a survey to the homeowners along these lines.
- 6.6. Elisabeth Lawrence asked about dates for the annual Beautification Day and Garage Sale – these dates have not been set yet.
- 6.7. Matt Brewer asked if the Board still intends to utilize the Eunify software, which has not been determined officially.
- 6.8. Leigh Girvin asked about voting for the Board of Directors Election – the voting will take place online, beginning April 1st. Instructions to vote will be emailed and mailed to homeowners.

7. Adjourn (8:00pm): Meeting adjourned by Ron at 7:30pm.