

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

1. Call to Order: the meeting was called to order at 6:38 pm -
2. Appoint Meeting Chair – Chris Egan will chair the meeting.
3. Approval of Minutes from March 9, 2011 –
 - 3.1. M/S/P Caren/Megan – 10 - 0
4. 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)
5. Determine quorum – 19 – homeowners – Quorum was not met
6. Review 2011 Finances
 - 6.1. 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.
 - 6.2. 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 survery to measure satisfaction on this prior to selecting contractors for next season.
 - 6.3. 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. Once 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.

7. New Business

7.1. Update on 2nd Neighborhood Bus stop

7.1.1. 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.

7.2. 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

7.3. 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.

7.4. Reminder of neighborhood parking policies

7.4.1. 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.

7.4.2. 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.

7.5. Discussion of Winter Services:

7.5.1. 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!

7.5.2. Shoveling Service –

7.5.2.1. 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 differnce 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 survery 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.

- 7.5.3. 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.
- 7.5.4. Mary Gervais: It seems un-neighborly to do just the greens and not the homes on the streets.
- 7.5.5. 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.
- 7.5.6. 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
- 7.5.7. 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.
- 7.5.8. 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.
- 7.5.9. 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.
- 7.5.10. Caren Mapes – Can we mandate that people can pay via electronic payment?
- 7.5.11. Chris Egan: This is a good topic for the board to take up and determine how incentize this form of payment with out impacting our revenues.

8. Open Forum:

- 8.1. 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 reason had to be removed.

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

- 9.1. 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.
 - 9.1.1. How many greens are still waiting to be built. A. Two small greens.
 - 9.1.2. 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.

- 9.1.3. 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.
- 9.1.4. 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.
- 9.1.5. Chris Egan mentioned that we had not done a directory for a while so we will look into an electronic one for neighbors use.
- 9.1.6. 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.
- 9.1.7. 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.
- 9.1.8. 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.
- 9.1.9. 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.
- 9.1.10. 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.
- 9.1.11. 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.

10. Adjourn 8:01 pm

10.1. 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?

Answer	Response Percentage	Response Count
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