

Wellington Neighborhood Association

Semi-Annual Homeowners Meeting MINUTES

October 26, 2016 – 6:30 PM

Breckenridge Library: Hopefull Room

1. **Call to Order:** The meeting was called to order at 6:34pm by Mindy Brewer. Mindy Brewer, Ryne Scholl, Courtney Kenady and HOA Manager, Anne Gallagher, attended.
2. **Determine quorum** (10%/22 units needed): Did not reach quorum with only 19 total units represented in person and by proxy.
3. **Introduction of Neighbors:** The following homeowners were in attendance:

Phil & Anne Gallagher – 15 Silver Green
Kneale & Monique Brownson – 25 Silver Green
Ryne Scholl & Elisabeth Lawrence – 20 Bridge St.
Courtney Kenady – 90 Union Mill Rd.
Randi Garber – 19 Stillson Green
Emily Lutke – 10 Cedar Green
Christine & Bryce Britton – 89 Midnight Sun Rd.
Toni Drabant – 33 Silver Green
Carl Scofield & Leigh Girvin – 13 Meadowlark Green
Dave Rossi – 6 Cedar Green

Cale Osborn – 19 Dragonfly Green
Sean Elliot – 5 Walker Green
Mark Heins – 16 Walker Green
Laura Amedro – 23 Paradise Green
Matt & Mindy Brewer – 32 Union Mill Rd.
Angela Brownley – 57 Midnight Sun Rd.
Ron Schuman – 11 Willow Green (by Proxy)
Randy & Pam Veeneman – 40 Willow Green (by Proxy)
Alan di Paulo & Mike Mosher – 17 Meadowlark (by Proxy)

4. Old Business

- 4.1. **Approve Meeting Minutes from March 30, 2016:** Without quorum we were unable to approve the meeting minutes.
- 4.2. **Lighting Update – Solar Lighting:** Solar/motion-sensor lighting was tested this summer. The lights were removed because they are not “dark sky compliant” as required by the Town of Breckenridge. **Additional Street Lighting:** Anne & Mindy met with Mark Johnston from the Town to request more lighting in the upper half of the neighborhood. We recently received word that the Town is waiting to hear back from the consultant they hired to examine the lighting needs. Hopefully by or around the end of 2016, the consultant will have had time to evaluate the lighting in our neighborhood and give a recommendation to the Town.

5. New Business

- 5.1. **Review 2016 YTD Financials:** Ryne Scholl reviewed our YTD financials. No funds contributed to Reserve account since Ryne became treasurer in May because there has not been a surplus in the Operating account to contribute. A few recent 2016 budget revisions

have saved some money. Delinquent dues have decreased substantially. We are collecting nearly 100% or more of the expected income in the 2016 budget.

A few accounting revisions will clarify the distinction between Operating and Reserve funds more accurately.

5.2. Ratify 2017 Operating Budget: In creating the 2017 Budget, the Board asked for a few RFPs to cut expenses. Anne Gallagher will not be the WN HOA Manager in 2017. We are sorry to lose her as she had done an amazing job on so many levels. The new HOA Management company will be Alpine Edge for 2017.

For 2017, operating costs are down nearly \$13,000, but reserves contributions will be increased. Dues will be \$68.50/month – \$55.38 for operating expenses and \$13.12 for reserves. Our goal is to contribute approximately \$41,000 annually to our Reserve fund as recommended by the Reserve Study conducted at the beginning of 2016. Reserve Study (forecast of future repair/replacement expenses) was substantiated by local experts. 2017 Budget also allows for a \$10,000 cushion due to many unknown expenses next year with the inclusion of Lincoln Park – green maintenance, water expenses, snow removal, shoveling, Vern Johnson Park maintenance, etc. If we do end up with a surplus of funds at the end of 2017, the Board will determine what to do with it.

5.3. Developer's Update on Lincoln Park: 16 homes have closed and we are getting close to finishing the Townhomes. The final 10 homes in Phase 1 are under way, and we should finish up Phase 1 by early 2017 and move into Phase 2. Both Phases are sold out except for one Phase 2 market home. The 225 total owner-occupied units needed for the transition from Declarant Control should be completed in the next few months.

The Developer's original vision was a single lane bridge at Bridge Street. To get the LP Master plan approved in 2015, a 2-lane vehicular bridge had to be part of the plan for the TOB Engineering department. Because of homeowner and developer interest, a Master Plan amendment has been submitted to the Town of Breckenridge changing the bridge on Bridge Street from a vehicular bridge to a pedestrian bridge. The Master Plan amendment will be presented at the Planning Commission Meeting on December 6th. Neighbors are encouraged to attend. Please confirm the time and agenda just prior to the meeting. The Vern Johnson Memorial Park will be installed during Phase 2 and will be located on Rodeo Drive. Vern & Betty Johnson live almost directly across French Gulch from Midnight Sun Rd. Vern Johnson, who worked for the government back in the 70s, was a supporter of the Wellington Neighborhood from the beginning (1999) and was an intricate part of the getting the WN concept passed at the Planning Commission and Town Council levels. When Vern Johnson passed away in the early 2000s and the Vern Johnson Memorial Park will be constructed in his honor.

5.4. Design Review Committee Update: Leigh Girvin gave the DRC update. Many requests and improvements took place this past summer. The DRC highly recommends that owners speak with the TOB and review the Design Standards document prior to making a submittal. The DRC is looking for more members for the 2017 building season. Please submit letters of interest to the Board.

6. **Open Forum:**

- 6.1. Leigh Girvin asked about a neighbor survey regarding campers, lighting, Bridget Street bridge, and why it was not sent out. Since the Declaration cannot be changed until Declarant Control ends, the survey will be more productive for the fully-elected Board in 2017. The Board will work towards as smooth of a transition from Declarant Control as possible.
- 6.2. Elisabeth Lawrence serves on Town Council and reminded the neighbors that the new bi-directional purple route Free Ride bus service begins Nov. 10th. Buses should be picking up at the 3 stops in the neighborhood every 20 minutes and will incorporate stops at the Rec Center, City Market and the post office. New lights will be installed for the new bus stops as well.
- 6.3. Emily Lutke asked about Guest Parking and how much time it takes to patrol it. Anne responded that it currently takes about 1-1½ hours each week. Emily wanted to know how the new management company will handle monitoring Guest Parking. Rule enforcement in general is unclear right now, as the Board has often been divided on these issues and they anticipate the rules & restrictions being amended in the near future with the transition from Declarant Control.
- 6.4. Cale Osborn asked if the Town of Breckenridge can tow vehicles for us – from Guest Parking or in the alleyways. Guest Parking areas are a shared space between the HOA and the TOB, while the alleys are private HOA space. If the Board decides to start enforcing the Town restrictions against parking on the pan/apron of garages and parking pads, we could look into asking the Town to ticket or tow the vehicles that violate Town code in this way.
- 6.5. Randi Garber asked about the idea of putting mailboxes in the neighborhood. The idea has been considered before, but without a central common area like a community building, it has not been seriously pursued.

7. **Adjourn:** Mindy Brewer adjourned the meeting at 8:11pm.