

**Minutes Wellington Neighborhood Association**  
**Homeowners Meeting**  
**November 12, 2014 – 6:30 PM**  
**Breckenridge Recreation Center**

1. Call to Order: The meeting was called to order at 6:33 pm.
2. Determine quorum – 20 homeowners We did not achieve the minimum quorum requirements.
3. The following homeowners were in attendance: Ron Schman – 11 Willow Green, Tom Bailey – 14 Huckleberry Green, Courtney Kenady – 90 Union Mill, Bob Christie – 9 Midnight Sun, Mark Heins – 16 Walker Green, Drew Kosmowski – 14 Paradise Green, Carl Scofield & Leigh Girvin – 13 Meadow Lark Green, Randi Wilson – 63 Bridge St, Mindy Brewer – 32 Union Mill, Jeff Cospolich – 68 Bridge St, Morrison Hsieh – 24 Willow Green, Michael Mosher – 17 Meadow Lark Green, Mark Martin Williams – 8 Walker Green, Leslie Gunder and Beau Paisley – 11 Dragonfly Green, Dennis Kuhn – 47 Rodeo Dr. We also received a proxy from Chris & Kathleen Egan – 105 Union Mill
4. Approval of Minutes from March 12, 2014 – without quorum we were unable to approve the minutes.
5. Old Business – None
6. New Business -
7. Review 2014 Financials – Ron Schuman Treasurer  
The financials through October are in your packet. We are doing pretty well even with the very high snow removal costs that our record winter brought us. With savings on landscaping and water usage over the summer we have been able to come fairly close to our operating budget. For future savings we have negotiated three year contract for plowing and shoveling. This year's contract locks the price for the next two years with out any increase. We were able to cut our storage use down dramatically by reducing our storage needs and are now paying only \$50 for storage. Other things are harder to save money on like water. The water bills are something we can save with conservation but even during the months we do not use water our bi monthly bill is around \$1000.

#### 8. Ratify 2015 Budget and Reserve Schedule

Ron Schuman presented the budget to the group. The new board looked hard at the budget to see what cost they could control and what they could not. They have locked in snow removal costs for 3 years and will be doing the same for landscaping. The one big ticket item that will be confronting us as homeowners is that all property managers must be certified and licensed by the state of Colorado. The state is in the process of determining the specifics of how this law will go into practice. The law goes into affect starting in July 2015. Due to this change the board approached Jennifer to see if she was going to get certified she had decided not pursue that. With this the options left to the association are to either hire a certified manager or become self managing. With the size of the neighborhood this current board did not feel self management that was a realistic expectation. When determining the budget we plugged in the current amount for Jennifer's time and then budgeted for the current marketing rate for the second half of the year. Ron noted that Jen does not receive a lot of credit for all that she does here in the neighborhood. She has been a great bargain over time.

A question was asked if the association could hire Jennifer just to do the admin duties as an employee of the Board. The state has not determined if this is will be a allowed or not. Another question was asked about how the Association could even be self managing since we are still under declarant control. While this is technically true, David O'Neil has really stepped away and allowed the current serving board to determine enforcement and policies.

Mindy Brewer suggested we get a committee together to figure this all out? Ron Schuman concurred that this was a great idea to throughoughly vet this situation. Mindy offered to sit on a committee to do this, Bob Christie also volunteered.

Beau Paisely wanted to know if there was a concern about the price of dues since it is much lower than other areas he has lived. Jennifer noted that she does hear concerns especially from neighbors who have financial concerns.

Reserve fund: While we budget for reserves this requires costs to come in all across the board as budgeted and at the end of the year any surplus goes into the reserve fund. We have a substantial neighborhood our reserve fund is not as large as we would like it to be. But we know that we need to do a indepth reserve study to highlight all the items we are required to replace.

Leigh Girvin suggested that we start budgeting 10% of the dues for reserves so we are ready for this.

Mindy Brewer asked about delinquent dues and the use of receiveships of the property. This is a tool that can be used for the collecting dues. The board has not been comfortable using that tool for our neighborhood. Ron Schuman also noted that the majority of the members who are behind are in tough financial binds. Only a small handful might be thumbing their nose against the HOA and the board will take this feedback and look at this issue. Ron also said he would meet with Mindy to learn more about this as a possible tool for the association to use.

The other remedy for Association is Foreclosures. These are difficult for the neighborhood. because just one foreclosure will affect comps for at least a year and this can make lending very difficult especially with deed restricted properties.

Leigh Girvin, thanked Jennifer for her work and also supported the budget. Michael Mosher also noted that he supports the budget as well.

A motion was made to ratify the budget which can be done even without a quorum. M/S/P: Michael Mosher /Bob Christie Ratified Unanimously

The board did receive a comment from Melissa Landuyt sayin she would be voting against the budget. We did not receive a formal proxy but wanted to make note that the comment had been received and added to the record.

9. Open Forum:

Bob Christie: What is happening with Dead Elk Pond and the area along Rodeo? A. The Vern Johnson Memorial park is slated to be approved as part of Lincoln Park. Courtney hopes we will be going to planning commission in December. If that goes smoothly we hope to break ground on April 2015. Courtney will be reaching out to let people know when the schedule is confirmed.

Is Lincoln Park going to be a separate HOA, and will it affect this budget?

A. Right now it looks like it will be the same HOA due to shared common areas. It will not impact the 2015 budget due to the construction schedule.

Q. Is the bus going to run on Logan? A. Michael Mosher was able to answer this was an experiment for last season and it will not be implemented again until Lincoln Park infrastrucre is completed.

Leigh Girvin is interested in being on the Landscaping Committee. She is also interested in the DRC committee.

Drew Kosmowski had a comment on the DRC and would like a better communication with the Board and the DRC and would like to propose a two meetings a year with the Board of Directors to make tighter communications so they can work together and support one another better. The Board members concurred that this would be a good idea.

Beau Paisely asked if all the projects were going on this summer were actually approved? A. There is only one project that the DRC is aware of that was not approved prior to the construction.

10. A motion was made to adjourn the meeting at 7:42 pm:

M/S/P: Courtney/Tom - Unanimously approved.