

Wellington Neighborhood Association
Homeowners Meeting Minutes
December 4, 2013 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room

- 1.1. Call to Order - The meeting was called to order at 6:36 pm.
2. Determine quorum – 20 homeowners. Quorum was achieved with late arrivals.
3. Approval of Minutes from March 13, 2013
M/S/P: Mary Gervais/Dennis Vanderschaaf – Carried Unanimously
4. Introduction of Neighbors. The following neighbors were in attendance:
Bob Christie – 9 Midnight Sun, Drew Kosmowski – 14 Paradise Green,
Dennis Vanderschaaf 14 Raindrop Green, Pete Pierpont – 16 Willow Green,
Kneale & Monique Brownson – 25 Silver Green, Betsy Buerk – 15 Raindrop
Green, Mark Martin-Williams – 8 Walker Green, Leslie Fischer – 17
Leapfrog Green, Dan Schroder – 14 Meadowlark Green, Scott Perlow – 28
Bridge St, Chris Egan – 105 Union Mill, Matt & Mindy Brewer – 32 Union
Mill, Jeff Cospolich – 68 Bridge St, Cale Osborn – 19 Dragonfly Green, Mark
Heins – 16 Walker Green, Mary Gervais – 67 Rodeo Dr, Bela Del Valle – 4
Logan Road, Ron Schuman – 11 Willow Green, Michael Mosher – 17
Meadowlark Green, David O’Neil – Developer and owner – 117 Union Mill
Road. Two Proxies were also turned in at the meeting: One for Melissa
Landuyt – 15 Bridge St & Erin Opsahl – 8 Dragonfly Green. These were not
delivered to the office on time to be counted but are acknowledged for the
record.
5. Old Business - None
6. New Business
 - 6.1. Review of 2013 Actual to Budget

We reviewed the expenses the neighborhood as actually incurred through 2013. To date assessment revenues are at 97% of expected revenues and all inclusive we are at 99% of our expected revenues. For most expense items we are right on budget. Items that are over budget include the following: Landscaping: this includes a number of items. The first is a bill for \$3120.00 from 2012 that was received in

May of 2013 for late fall irrigation work. This was paid in 2013 because our 2012 books were already closed. And has is called out as a 2012 expense. In addition to this our regular landscape maintenance also was more costly than was budget for in 2013. Regular irrigation work compounded with some serious repairs with two mainline leaks on Bridge St and a issue with water pressure on Huckleberry green that led to extensive repairs also increased the regular Irrigation line item. This is an item that varies from year to year and is hard to predict. A question was asked if we could identify what had caused those mainlines to break. Jennifer noted that the main line runs very close to the pan on Bridge St and we have had problems in the past because of the proximity to the street where it is surmised that heavy vehicles have driven up past the pan compressing that area and causing this type of problem. Neighbors wanted to know what we could do prevent this. We have looked at moving the line but it would be too costly to move this infrastructure because the line runs down all of Bridge St under sidealks and streets. For future systems we have requested that they run the mainline further back in the ROW to mimize the chance of this type of damage. Our rain sensors are also installed and working this season in all but our newest landscaped areas. These worked well to turn off the irrigation when we receive the minimum requirement for moisture which is a variable setting. In a number of cases during August we had reports of irrigation running after lots of rain. During those service calls it was found that the rain sensors had been turned off when an unauthorized person was adjusting the irrigigation clocks. Under storage & office supplies this item was also over budget because we continued to maintain our larged storage unit. That has now been downgraded to a unit that is \$50 a month which will improve these numbers in 2014. One area we could have seen some saving at the end of the year is snow removal. We had only used \$920 for extra snow removal and push backs last winter. This year we had a bidding committee for both landscaping and plowing. These committees sent collected bids and made a recommendation to the board for the selection of the contractors. In both cases of Landscaping and Snow Removal the Board of Directors selected the recommended vendor. This year we have re-signed with Visor Services for shoveling all walkways and Alpine Edge for plowing the alleys and guest parking areas. These two items are more expensive than last season costing \$5575 more for November

and December than budgeted as we expected based on historic bidding patterns. Based on the competitive bids received these were both in line with the other vendors for these services and are more typical of what we will be seeing in the future.

6.2. Ratify 2014 Operating and Reserve Budgets

With the resignation of our long time treasurer Deb Swanson the Board of Directors worked with Jennifer to study costs and determine many scenarios on how to proceed in 2014. The board wanted to strike a balance to be able to continue with the current level of services, to make a healthy contribution to reserves and to minimize the impact of an increase on neighbors pocket books. The board reviewed all the options presented and with the goal of maintaining 2013 service levels were able to deliver and approve a budget for 2014 that funds all services as they currently exist, and put \$10,000 into our reserve funds for 2014. The dues for this budget will be \$65 per month which is a \$5 increase and is the first increase in the history of the neighborhood. A question was asked regarding shoveling on sidewalks and greens vs shoveling the greens only. Changing this service could result in an annual savings but there was no strong consensus on the bidding committee regarding discontinuing shoveling on walkways. It is a service highly valued by many neighbors and less so by others. Prior to making this type of cut to services the board wanted to have more input from neighbors who are directly affected by this service over the next year. This is an item that can be looked at again for the snow removal contracts next fall. A question was asked if this was enough money for our reserves. The Board would like them to be higher but we are lucky we do not have many physical assets to maintain that will need major work in the next few years. The eventual replacement of alleys is our biggest future expense. We undertook an evaluation of our alleys and we are lucky that due to low traffic at low speeds they are holding up very well. In terms of rating them on an asphalt industry scale all of our alleys still rank 7 or better with 7 being "Good" and 10 being brand new. We will continue to seal cracks and make repairs to these with the goal to increase their usable life. With this in mind we would like to see our reserves grow more instead of contracting as they have done in recent years. After more discussion the motion was made to ratify the 2014 budget as presented.

M/S/P: Jeff Cospolich/Mark Martin Williams – unanimously ratified

6.3. Introduction of the New Free Ride Bus Stops for 2013 – 2014.

The transportation department has been working over the last few years with the developer, board members and town staff to bring a second stop to the service neighborhood as was the plan since its inception. Many options have been considered including a stop/turn around at the top of the neighborhood, a turn around on adjacent open space and even on Forest Service property. After study these options were not feasible and with the Bridge St route that is indicated on the master plan not ready with a bridge for at least the next couple of years it was decided to try a new experimental route for this winter season. *This is not a permanent route it is a 20 week trial starting December 7th until April at the close of the ski season.* The trial route adds two new stops on the Town Right of Way at the top of the neighborhood along Logan. Starting December 7th the Purple route will come from the Vista Point stop up to the top of the neighborhood taking a right hand turn onto Logan. It will make it's first stop at Leap Frog Green and the second stop will be at the corner of Logan and Bridge Sts. From there it will proceed back out to French Gulch Road and proceed to the current stop on Olivia Lane before returning to Wellington Road and continuing the route downtown. The Town Transit Staff and the Board of Directors are both interested in feedback from neighbors on this new route. Please direct feedback for the HOA to: President@wellingtonneighborhood.org, and feedback to the town to: transit@townofbreckenridge.com

For those of you riding the bus you will be excited to learn there is even more than just new stops. This year they have added a new set of tools to make it even easier than ever to know when and where to catch the bus. To find these tools check out the website at www.breckfreeride.com. One of the first highlights is "Where is my bus?". This can be found on by clicking on the Where is my bus link the Free Ride home page.

<http://breckenridge.dev.ridesystems.net/>. This will take you to an actual map of the system and by clicking on the different routes it will highlight the route and also show you where that bus is within the last minute. This is a helpful feature if you ever find yourself wondering if you just missed the bus...

Other tools include now available also include Route Shout that you can access from the site under the Interactive Schedule or you

can download Route Shout app to your smartphone. (Available for both iPhones and Android OS). Once you download this application you will need to choose a Transit Agency and you will want to choose Breckenridge Free Ride. From there you will be able to know when the next bus is coming from your mobile phone as well as routes and stop information. Another useful feature is that it can show you stops nearby if you don't know where the closest stop is located.

For those of you who do not have a smart phone or like a simpler tool they also offer Track by Text. This service can give you an estimated arrival time for the bus via text message. Each bus stop will have a unique bus stop identifier code. These codes can be found on the Free Ride site and are downloadable in a wallet or pocket size sheet for handy reference as well as being posted on the signs at each bus stop. Detailed instructions are posted on each sign and can also be found at:

<http://breckfreeride.com/index.aspx?page=1500>

Remember send feedback to the Board and Transit department!

- 6.4. Construction Update: Traditional Neighborhood Builders will continue to finish out this phase at the top of the neighborhood. The open space at Rodeo Dr considered the entrance to the neighborhood will be landscaped this summer according to the plan presented at the neighborhood meetings last spring. You can see the plans posted under Hot Topics on our website. We are going with the simple park idea with a shelter and limited seating and landscaping. Poplarhouse continues to work on the next phase. They will be submitting an application to the town for this next phase plan and will be working through the planning process in the upcoming months.
7. Open Forum - this is our meeting time for bringing up ideas & suggestions
- Q. Will anyone be looking at burying the power lines?
- A. The town does have a plan to underground the regular power lines around town but these large wires are not currently part of this list as the costs are astronomical.
- Q. How many neighbors have delinquent dues?

- A. We currently have about 6% of the neighborhood who have outstanding dues. Of the total owed over half is from 3 homeowners. The Board has looked at options for collection and foreclosing but the totals owed make these options not feasible for the relatively small amounts owed. A follow up question was asked if we had looked at the possibility of using “receivership” which is essentially repossessing a home through a court appointed agent to recoupe these dues? A. This is not a tool that is described in our collections policy but the Board is willing to consider it if it is a viable option for handling these situations. Many questions will need to be asked because in a typical receivership it is rental income which is used to pay the receiver fees as well as the outstanding debt. We would need to better understand how renting a property with a deed restriction would work under this model. It was also suggested that perhaps a neighbor who is an attorney could be helpful in executing this type of arrangement on behalf of the Association.
8. With no other questions out there a motion was made to adjourn the meeting at 8:15 pm.
Mosh/ Ron – Unanimously Passed