

Agenda Wellington Neighborhood Association
Homeowners Meeting
March 13, 2013 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room

1. Call to Order: The meeting was called to order at 6:45 pm.
2. Introduction of Neighbors: Kit Armour – 21 Bridge St, Bob Christie – 9 Midnight Sun, Deb Drayton – 35 Cedar Green, Heather Gard – 24 Cedar Green, Courtney Kenady – 90 Union Mill, Karein Kosmowski – 14 Paradise Green, Chis Egan – 105 Union Mill, Matt Powers – 11 Rodeo Drive, Mark Hein – 16 Walker Green, Mary & Marty Gervais – 67 Rodeo Dr, Jim Clary – 66 Cedar Green, Mike Rupert – 57 Midnight Sun, Sandy Hahn – 6 Huckleberry Green, Dennis Vanderschaaff, David Rossi – 6 Cedar Green, Samantha Kosanovich – 12 Madeline Green, Sara Hirsch – 44 Bridge St, Marilyn Beebe – 11 Walker Green, Scott Reid – 108 Bridge St, Michael Mosher – 17 Meadowlark Green, Ben Brewer – 16 Silver Green, Hilary Chu – 63 Cedar Green, Solveig Heide – 28 Cedar Green.
3. Determine quorum – 19 homeowners: 24 homeowners were present. Quorum requirements were met.
4. Approval of Minutes from October 10, 2012
 - 4.1. M/S/P: Deb Drayton/Courtney Kenady. – Approved Unanimously
5. Old Business: None
6. New Business
 - 6.1. Review of 2012 Financials & Adoption of 2013 Operating and Reserve Budgets

Financials were reviewed by our treasurer Deb Drayton. Looking at our receivable one of the major reasons we did not meet our budget was because we anticipated more homes coming on line than actually did. (Note: 21 homes sold in the neighborhood in 2012 these were primarily resales and not new homes which impacted this projection) The other major variances are the summer solstice event which was actually Summer Beautification day. The largest expense associated with this was the dumpster which was well used by the neighbors that day. The Board worked hard over the year to control costs and did not increase or decrease any service levels throughout the year. These challenges will continue in to the future. It is important to note that our \$60 dues does not go as far as it did when the neighborhood first began over a decade ago. Today the purchasing power of that \$60 is now worth only \$47. This board has agreed that we will not raise dues this year but will need to look at increases in 2014 to have a financially healthy reserve as well as avoid future special assessments.

Budget Presentation was made By our Treasure Deb Drayton: The board worked hard this year to not increase dues. In order to make our budget balance it required some cuts in service levels in order to make a healthy contribution to our reserve funds. After looking closely at all line items the board agreed to make the following cuts; \$10,000 cut in landscaping maintenance during the summer, eliminating or downsizing storage, and our eliminating summer social event. These cuts enabled us to balance this budget and make over a \$13,000 contribution to our reserve fund. We will also need to look closely at raising dues for 2014 to make this budget and our reserve budget work in the future. In addition to increased costs of goods and service we anticipate that our current plow contractor will not be returning next year. Looking at our bids from 2012 & 2011 the

next closest bid was almost twice the price. We anticipate that we will need to increase that line item by at least \$16,000 in order to deliver similar service levels. In order to bring back neighborhood events and take care of what is developed on Rodeo we will need to increase dues even more in order to accommodate these items in the future.

Regarding our current service level some neighbors seem to have a disconnect with the actual service levels vs. their expectations. These misunderstandings are leading to a small percentage of neighbors making vocal complaints which our contractors hear about through the grapevine in our small community. Unfortunately this may be driving them away which will potentially cost the neighborhood more to use other vendors. The Board knows that mistakes can happen and vendors do not always perform perfectly and want to proactively address these issues. Instead of complaining on facebook we would like to see these complaints directed to us as a board and Jennifer where we can actually address them in a solution oriented fashion. You can email us at wellingtonbod@gmail.com and info@wellingtonneighborhood.org.

Regarding higher levels in service we can actually get more service for landscaping, shoveling, plowing, parking administration etc, but there are commensurate costs to increase these services. The Board believes this needs to be a discussion that includes the whole neighborhood. Tonight we only have about 12% percent of our neighbors in attendance. As a community we need to decide what service level we really want to have. We would like to start a finance committee to take a look at these service levels and help the board with determine what future dues and service will be offered in the future.

The board would like to establish a finance to help us to formulate plans for budgets, reserves and service levels for the future. Contact Jennifer or the Board at info@wellingtonneighborhood.org if you are interested in joining in on this fun.

The last page of the packet shows people what different increases in spending will cost neighbors per month and per year. This is a helpful chart to understand the impacts of the any increases in service levels. (This will be posted on the website under the neighborhood meeting page)

Regarding the budget and future possible service changes a quick poll was taken on the following:

Do people want to get rid of the hanging baskets for the greens?

Should we eliminate the Shoveling on the walkways? (not the greens as we are legally required to keep these shoveled for liability reasons.)

Based on a straw poll on these two items the majority of neighbors present would be willing to discontinue the following items. These are examples of what the board will be looking at during our upcoming financial discussions.

The bottom line is that the board is trying to look at everything item by item and would really like to see involvement through the finance committee as well as the community at large.

A motion was made by Courtney Kenady to ratify the budget adopted by the Board of Directors M/S/P: Courtney/Scott – Adopted Unanimously.

One of the other major efforts by the board this year will be to address delinquent dues. We are making a major change in direction. Please see the notes in section 6.2 with the details on this program.

6.2. Board of Directors Projects for 2013

As the President of the Board of Directors, Michale Mosher wanted to share some of our project we will be focusing on for the upcoming year.

Michael Mosher and Courtney Kenady continue working on the on going project of finding a location for a second bus stop convenient to neighbors in phase II. Although this is an item that is really the responsibility of the developer and dictated by the master plan for the neighborhood they are both staying personally involved in the process. They have explored many solutions including open space, forest service and neighborhood land. Having exhausted those options they are now looking at routes that would have the bus would come into the neighborhood but for only a short part of the route. Before proposing or finalizing anything Michael will be working to reach out to all the neighbors in this area to explain the possible route and impacts. Phase II neighbors look for him and others to be reaching out to on this issue in the next couple of months.

Amnesty Program & new approach on delinquent dues. Previously the Board of Directors has followed a gentle policy of collecting dues that are in arrears. We are making a change to this and will be strictly enforcing late fees and interest on delinquent dues. For those neighbors who are currently in arrears you have until June 1, 2013 to bring your payments current. Starting June 1st late fees fo \$20 per month and interest of 18% will be assessed for each month of late dues. For those neighbors with a true hardship the Board will evaluate the situation and work to come up with a payment plan to get these neighbors on track. Requirements for a neighbor to be accepted on a payment plans will be to demonstrate hardship, sign a payment agreement and have strict adherence to their payment plan as well as enrollment in our ACH dues program for the remainder of their ownership in the neighborhood. Deb Drayton our association treasurer has offered to personally work with these neighbors to create a payment plan tailored to their individual circumstances. If you believe you will need this assistance please contact the Association office so we can get you started.

Handy HOA Reference Document for New Homeowners: When owners move in we know how hard it is to keep track of your homeowner manual which his also a fairly large document. As a result of this shortcoming the Board of Directors is also working on a HOA and Community Resouce document that you can keep handy for easy refernce. Our goal is to provide important neighborhood information, contacts and resources in one handy document. This will be distributed to both existing and all new homeowners, renters and roommates when it is complete.

We are also looking closely at our existing rules, regulations and enforcement procedures. We are looking to clarify some of the vagueries of our declaration and rules so expectations are clear for all. We will also be revisiting our enforcement procedures so we can tackle the many different circumstances with appropriate consequences.

This is another area the Board would like neighbor's input. Please contact Jennifer and the Board of Directors if you are interested in participating in our Neighborhood Rules Committee.

6.3. Presentation of Rodeo Drive Improvements Concepts by Courtney Kenady:

History: The Rodeo Drive "Community Building" site has been a proposed amenity for many years. When initially introduced in 1999 to the Breckenridge Town Council, David O'Neil proposed a Community Building with a coffee shop, bakery & Post office boxes. It was one of 8 Buildings that were proposed as part of a "work/live" component of the neighborhood, which would consist of businesses on the main level and condo living spaces above.

As the neighborhood evolved, the work/live buildings were replaced with residential homes, but the "Community Building" remained. "Neighborhood" meetings were held regarding the site plans through the years. A few Rodeo Dr. neighbors pressed for no improvement or a smaller building to be built in place of the proposed "Community Building." The HOA BOD also had its reservations about taking over the responsibility of a "Community Building" and the impact it would have on The Neighborhood & Homeowner Dues. In 2008, the Real Estate market crashed and the Community Building was put on hold until the market returned.

Today, there are positive signs that the Real Estate market is coming back. Not at the same pace as 2007, but considerably better than the last 4 years. And with the help and persistence of the HOA BOD & Homeowners, David O'Neil & Wolf Lyon Architects resurrected the Rodeo Dr. project, but this time with 4 concepts to be presented to the HOA.

Each concept is a starting point for this process.

PoplarWellington, David O'Neil, WL, Courtney Kenady, Mary Gervis & the BOD invite the Wellington Neighbors to be part of the Rodeo Dr. Focus Group. We understand that there are many thoughts & feelings about the best use for this property and we would like your feedback for direction in this process.

Process:

The focus group will consist of 2 meetings, an emailed poll of the HOA and final meeting to discuss results. A decision will be made shortly afterward.

Our Goals:

- To get productive feedback from Neighbors, BOD & DRC on concepts.
- Assist Neighbor's awareness of how each concept will impact:
 - Uses
 - Traffic
 - Income
 - Dues
 - Volunteers
- Give each Household a voice on the direction for the Rodeo Dr. site.
- The Feedback received will be considered when making the final decision.
- The Rodeo Dr. Improvement is being tied into the timing for the South 40 improvements. The chosen concept and its complexity will influence the time & planning involved for a construction start. It is our goal to get started this in the Summer or Fall of 2013.

Sign up today for the 1st Rodeo Dr. Improvement Focus Group on Thursday, March 28th at 6:30 pm at 24 Leap Frog Green otherwise, look for a general email invite soon.

If you would like to view these concepts prior to the meeting they are posted on our website at: www.wellingtonneighborhod.org along with the potential budget implications for each concept.

6.4. Introduction of Candidates for Board of Directors Election

Michael Mosher – 17 Meadowlark Green: This letter is to inform you that I would welcome the opportunity to retain my seat as a member of the Board of Directors (BOD) for the Wellington Neighborhood for the next year. My attendance record has been strong, having missed only two BOD meetings during my tenure period. I have striven to help my neighbors as a resident as well as a planner with the Town. I care about our neighborhood and am very proud to tell others that I live here. (I've brought two new households into the neighborhood!) I can contribute to the overall quality of life of the residents here.

I am qualified for a position on the BOD because of:

- my past tenure on the board as well as a Wellington Neighborhood resident of 4-1/2 years.
- 23-years of living Breckenridge.
- having worked as the planner for this neighborhood since its inception in 1999.

Kit Armour – 21 Bridge St: My name is Kit Armour. I have lived in Breckenridge for 28 years and in the Wellington Neighborhood for almost 1 1/2 years. I love living in the Wellington (aka "The Hood"). The sense of community is truly amazing!

Years ago, when I was the Executive Director at the Breckenridge Resort Chamber (BRC), this guy - David O'Neill - came in to meet with me about this affordable/neighborhood project he wanted to develop and wanted the BRC's help and support. After going to all those town council meetings and watching the Wellington Neighbor get approved, I am honored and happy to now be living here.

I have over 13 years of experience working with various HOA's as a Property Manager and being involved as a member. I feel that I can bring some excellent expertise to your HOA board with respect to financials, dealing with sub-contractors, Reserve accounts, homeowners, and the general day to day operations.

Dave Rossi – 6 Cedar Green: HOAs should be fair, transparent, and responsive. My philosophy: Be available. Focus on owner's first, developer second. Seek feedback and admit where you can improve. Learn from mistakes. I'll continue to draw on my 9 years in the Wellington and experience as an elected official, member of many boards and a business owner to help improve how we communicate, how we manage finances, and how we contract for and use services. Let's use best practices to realize efficiencies, including bidding all contracts openly, before asking neighbors to shoulder large dues increases. It's a great neighborhood, let's keep it that way.

The election will be held via the internet again and post cards with login and password information will be out next week. The election will run until Midnight on March 31st. Please be sure to cast your vote!

7. Open Forum - this is our meeting time for bringing up ideas & suggestions
 - 7.1. We want to remind neighbors that on street parking is prohibited without a 4 hour parking permit. We also want to remind neighbors that our streets are very narrow and to be careful when parking on the street to avoid making it hard for the school bus and other large vehicles to access the neighborhood. This is especially important around street and alley corners.
 - 7.2. Loose Dogs, Dog Poop and more. Please do not let your dogs out with out without supervising them. The town also has a leash law that needs to be respected. We also want to remind all dog owners to be responsible and pick up after their pets. Snow does not make the poop go away it just hibernates for the winter. Please help out year round and pick up after you pet and to help keep our neighborhood clean and healthy try and pick up some extra while you are out with your bags!
 - 7.3. SamanthaKosanovich: Q. Are we going to do extra alley scraping? A.The alley scraping and push backs are not included in our contract and are billed as extra. Because of the recent snow falls the board is looking at a proposal right now for doing some additional snow removal. Michael Mosher will be meeting with our contractor to look more closely at this proposed work and make sure it is going to meet our needs. We know that some alleys have drainage issues and we want to make sure these trouble spots are addressed as part of this.
 - 7.4. Deb Drayton wants to to clear up the perception that she participates in Board of Director discussions and neogitations with our plow contractor. As many of you know she is engaged to our plow contractor. At the time she first began dating him she disclosed this to the board and has abstained from any and all discussions that involve our plowing contractor.
 - 7.5. Mark Hein: I think they (the snow removal folks) do a great job . Q. Right now the corners at the ends of the alley are really high and I was wondering if we can take that snow across the street to avoid these large piles which make it dangerous to leave or even enter these alleys. A. We can not take and store the snow across French Gulch Road for a number of reasons. Our snow must be stored in designated private snow stacking areas identified for the neighborhood. We also do not own the property across French Gulch Road and the town rules prohibit our plow people from moving snow or plowing it over to there. This area is a public right of way and designated for the public snow from that road.
Q. The speed on French Gulch Road seems to high can it be lowered? A.Many neighbors agree with this. When you see fast cars please call 668-6800 which is non emergency dispatch. They will send someone out. Frequent calls and complaints to officials are a good way to let the folks at the town and county know this is an issue we would like them to look into.
Q. Is parking a pop up on your pad permitted in the neighborhood rules? A. No this is not allowed by our decs. Trailers, campers, ATV, snowmobiles etc are not allowed to be stored outside. There is also no parking on graveled service or non paved surface. We do want to note on occaision the Board of Directors can grant exceptions to this based on extenuating circumstances. If you need to talk to the Board about an issue like this please contact them at: wellingtonbod@gmail.com
 - 7.6. Hilary Chu: Q. Has the neighborhood thought about putting in open storage for toys and trailers. A. It has been discussed but not been seriously entertained because of the visual blight that would result. If you have a toy you need to not only buy it but store it.
8. Adjourn: A motion was made by Michael Mosher to adjourn the meeting:
9. M/S/P Michael Mosher/Heather Gard 8:35 pm/