

**Agenda Wellington Neighborhood Association
Homeowners Meeting
March 17, 2010 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room**

1. Call to Order the meeting was called to order 6:36 pm.
2. Appoint Meeting Chair - Jennifer was appointed to chair the meeting and take notes..
3. Approval of Minutes from October 14, 2009
 - 3.1. A motion was made to approve the minutes as submitted. M/S/P: Ron Shuman, Tim Baker - passed
4. Introduction of Neighbors:
 - 4.1. Shawna Henderson - 39 Midnight Sun, Ron Schuman - 11 Willow Green, Bobby Murphy – 24 Madeline Green, Bob Christie – 9 Midnight Sun, Deb Drayton – 35 Cedar Green, Mike Mosher – 17 Meadow Lark Green, Scott Bradley – 7 Dragonfly Green, Courtney Kenady – 90 Union Mill, Scott Reid – 108 Bridge St, Ben Brewer – 16 Silver Green, Tim Baker – 21 Madeline Green, Dave Rossi – 6 Cedar Green, Jeff Cospolich – 68 Bridge St, David O’Neil – 117 Union Mill, Mary Gervais – 67 Rodeo Drive
 - 4.1.1. Breckenridge Police Officer - Matthew Collver was also present and here to talk about crime prevention and present an analysis of crime in the neighborhood. We don’t expect to be victims of crimes here in Breckenridge. It is safe but we still have to be smart and not provide opportunities for bad people to steal your stuff. He did a analysis of the crime here for the last two year and here is what he found. One on Rodeo Drive \$ 5000 bikes, Midnight Sun \$500 from Car, Willow Green \$7000 bikes and skis, Huckleberry Green \$10,000

worth of things from garage, Silver Green vehicle theft, Union Mill garage and expensive bikes, radar detector, Bridge Street 3 – bikes stolen from garages. Bikes were deadbolted but keys were left in the lock. Meadowlark Green – Bikes were stolen. In most of these thefts, the themes were expensive bikes, night time hours, no forced entry, and also happened in July and August. Most recent bike theft was August of 2009. Only 13% of these types of burglaries are solved. In preparation for the meeting Officer Colver did some casing of the neighborhood looking for locked cars, open garages etc. 1/3 of the cars were unlocked. Several garage doors were wide open. Things we can do to prevent theft: Lock all the doors, put alarm decals on your house, put valuables out of sight and lock them up in the garage, etch your name on your expensive equipment, install motion sensor lights, and register bikes with the Town of Breckenridge. At the end of the ski season there is a rise in crimes of opportunity with people leaving town for the season. Resources to learn more visit: www.opid.org, www.ncpc.org, www.nononselfdefense.com/homesecurity.html, www.crimedoctor.com If neighbors are interested in setting up a neighborhood watch we need about 70% participation to make it effective. Always remember if you see suspicious activity call 911.

5. Determine quorum – 18 homeowners – Quorum was not met.

6. Finances

6.1. Review 2009: A motion was made to approve the financials for 2009:

M/S/P: Bobby Murphy, Deb Drayton - Passed.

6.2. Review & Adopt Budget: The 2010 budget and reserve budget were discussed in depth. Some highlights for 2010 will included installing drip

irrigation on the trellis to accommodate hanging flower baskets. We have tried for years now to get some flowers established in the flower beds but to no avail due to the heavy use on the greens by kids and dogs. These baskets should add some color and interest to these entrances. Thanks for Leslie Debaggis for the great suggestion. Parents please do your utmost to keep kids from climbing on the trelliss this summer to keep the irrigation and baskets happy.

Parking signs will be installed in the guest parking areas. We are looking at legal requirements and esthetics when determining sign design and placement. We will also be painting fences and doing some seal coating of the older guest parking areas.

A motion was made to adopt the proposed 2010 budget:

M/S/P: Deb Drayton, Ron Schuman, Passed

6.3. Introduce Board of Director Candidates

We had not candidates for this years election. The board will stand as it is currently. Thank you to these individuals for all the work and effort they put into the neighborhood. Our board is as follows: Mike Mosher – President, Scott Reid – Vice President, Deb Drayton – Treasurer, Courtney Kenady – Secretary, and David O’Neil – Member at Large.

7. Open Forum:

7.1. Thoughts about snow removal. Bobby Murphy has noticed a plow only behind his house when we have snow. Madeline Green have bogs. Q. Can we have the plow people come more often when we do not have snow? If you notice issues like this please contact Jennifer. Our

contractor will often come out with out charging to take care of these small issues.

- 7.2. Mary Gervais – has had the best plowing ever. – Thank Mary we will pass that on!
- 7.3. Ron Schuman Q. Can we get lower speed in the neighborhood, French Gulch and Wolff Lyon? A. The town will be looking at installing flashing speed signs, and doing a traffic study on the road in the neighborhood to analyze the possibility of lower speed limits.
- 7.4. Ben Brewer - Deferred maintenance of the homes in the neighborhood. How can we incent people to do this? What about people who can't afford to maintain their homes? What about empty homes? Could we consider as a neighborhood to set up a revolving loan fund to help people do maintenance on their homes. Discussion continued on this topic Ron Schuman would not be in favor on taking this on as an HOA. Deb Drayton would also not suggest doing and taking on the burden of administering this type of program. There are more appropriate entities to handle these types of programs. The board of directors also does a annual summer walk through where there issues are noted and homeowners are made aware of the projects. We have also alerts owners of double homes to an issues with peeling paint and asked that they address this.
- 7.5. Mary Gervais Q. could we have trade system in place so that neighbors could help one another with big projects. A social network in the neighborhood would be ideal for facilitaing this type of activity.
- 7.6. Dave Rossi suggested we check out ning.com – free social network group for this. Thanks Dave!

7.7. Bobby Murphy Q. can we make sure that we highlight Satellite Dishes for new owners so that they are properly installed. A. Yes. A neighbor also suggested that owners contact Dish and Direct to tell them they may bear the cost of moving it.

7.8. Jeff has lived in the neighborhood for 8 years and just loves it. It is a great place to live. Ditto from Ben and Mosh.

8. Adjourn –

8.1. M/S/P: Dave Rossi, Jeff Cospolich, Passed

*Wellington Neighborhood Association Meeting Minutes
Homeowners Meeting
March 11th 2008 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room*

- 1) *Call to Order: the meeting was called to order at 6:37 pm.*
- 2) *Appoint Meeting Chair: Jennifer McAtamney was appointed meeting chair and secretary.*
- 3) *Approval of Minutes from October 8th Meeting – hold until quorum.*
- 4) *Introduction of Neighbors: Courtney Kenady, Matt Powers, Scott Reid, David O'Neil, Greg Wright, Mike Mosher, Randi Wilson, Kathy Hardesty & Bod Hardesty, Scott Bradley, Doug Briggs, Susie Brown, Deb Drayton, Peter Pierpont, Bob Murphy, Marty & Mary Gervais.*
- 5) *Determine quorum – 17 homeowners: Quorum requirements were not met.*
- 6) *Finances*
 - a) *Acceptance of 2008 P&L Statement:*
 - i) *Doug Briggs voiced concerns about using central park for snow storage. Answer. Like last year we were going to use that area but as we had concerns about the new sod we moved snow to Rodeo and are also looking identifying more areas for next season as snow storage is getting tighter in the neighborhood.*
 - ii) *We are also looking at ideas for dealing with smaller repeated snow falls like we saw in Febuary which caused additional build up in the alleys because the dustings did not trigger a plow session.*
 - b) *Ratify 2009 Budget:*

- i) *Budget questions:*
 - (1) *Q. What is storage for? Answer. HOA tent, archives, extra files and association supplies are stored there.*
 - (2) *What are admin fees for? Answer. Jennifer McAtamney's salary*
 - (3) *Mike Mosher motioned to approve the 2009 budget: Doug Briggs. seconded. The budget was unanimously approved (Quorum is not required for budget ratification)*
- 7) *Maintenace & Design Standards:*
 - a) *Our intention is to put it to use this summer as a test and then adopt it during our next neighborhood meeting in the fall. Please continue to review and comment. Our goal is to make this process clearer and simpler for neighbors to get projects done. Contact Jennifer if you want copies of this document. You can also download them from the Association web site at www.twna.net.*
 - b) *Comments on Document:*
 - i) *Concerns were expressed about the requirements for satellite placement since some people have no choice on where to put it since it needs to point to the southern sky. In response to this it would be ideal if the DRC could come up with a preference list for placement which could eliminate the need for an exception so people who had no choice can get it installed when the installer is there without incurring costs for a return visit following the permission of the DRC.*
 - c) *Neighbors would prefer that we did not regulate hot tub sizes. If it fits it should be ok.*
 - d) *Using 12 x 12 paint swatches when people are requesting a new house color seems difficult as you would have to create your own. People would prefer to use paint chips.*
 - e) *Storm doors – Do the approved door types documented need additional approval? No.*
 - f) *Parking pads, do we define where these must come off of on a lot. For example a neighbor who lived on a corner could they put a parking pad on the corner? – Answer: this would need to go through the DRC and the town and would be dealt with on a case by case basis.*
- 8) *Preview of Master Plan Updates & Vote*
 - a) *We have two items that we need the entire neighborhood to vote on. We will put these two items up for a vote by mail to the entire neighborhood. In order to record these two changes we will need to have the approval of the over 50% of the neighborhood so be sure to vote!!!*

- b) *Item 1 – Fences: As a house keeping matter, we need to update our plat to indicate that fences are part of the development pattern and allowed in the neighborhood and would therefore be allowed under the Town of Breckenridge’s fence ordinance.*
- c) *Item 2 Guest Parking Areas: As a second house keeping matter we need to update the plat to state how guest parking areas will be handled. This update will allow overnight guests to park in these areas and also enable the Association and the Police to enforce through ticketing and towing neighbors who use these areas for parking extra cars. These areas will be signed as follows: Private parking for the guests of the Wellington Neighborhood Violators will be ticketed or towed. This will enable the Association to call the police to ticket and tow when there are repeated abuses by neighbors.*
- 9) *We also took up the issue of the neighborhood 3’ & 4’ use easements easements for fencing. After much discussion it was decided that the board, developer and the DRC will provide a sample of an easement for neighbors who need to address this issue. We want to make neighbors aware of this issue before they go to sell their houses. We will distribute information on this issue to the entire neighborhood when we send out the ballot.*
- 10) *Introduction of Board of Directors Nominees: We have two nominees for our two open seats on the Board of Directors:*
- a) *Mike Mosher - 17 Meadow Lark Green.*
- (1) ✎ *Resident and homeowner in Breckenridge since 1989 (Wellington Neighborhood since August '08).*
 - (2) ✎ *· Licensed architect in state of California.*
 - (3) ✎ *· 8.5+ years with Baker+Hogan+Houx Architects (now BHH Partners).*
 - (4) ✎ *· 10+ years as Current Planner III with the Community Development Department, Town of Breckenridge.*
 - (5) ✎ *· Have been the Town planner assigned with David O’Neil to the Wellington Neighborhood development since it’s inception in 1999.*
 - (6) ✎ *· I would like to help David and the residents continue to realize their dreams as the Wellington Neighborhood grows as part of our local community in Breckenridge.*
- b) *Scott Reid -108 Bridge Street*
- i) ✎ *Homeowner (twice) in Wellington Neighborhood since 2004.*
 - ii) ✎ *I work as an open space and trails planner for the Town of Breckenridge.*
 - iii) ✎ *I have served on the Wellington Neighborhood Association board for the past two years.*
 - iv) ✎ *I am married and have two young children who are being raised in the neighborhood.*
 - v) ✎ *I enjoy where we live and the unique aspects of the neighborhood that make it so enjoyable: young families, trail access, a close knit community, and a focus away from auto-centric development. I hope I can remain part of the neighborhood association board.*

(1) *Deb Drayton moved to forgo the secret ballot election as a cost saving measure as we have only two candidates for the two vacant seats. Courtney Kenady seconded the motion. Unanimously passed by the members present. Michael Mosher and Scott Reid will begin their term of office at our April 1, 2009 meeting.*

11) *Open Forum:*

- a) *Doug Briggs Q. Heard a comment on the bus and was wondering if the school bus stop could be moved so it was closer to the new neighbors? A. The Neighborhood Association would be happy to provide a letter of support for this if the parents need it during their effort to move the bus stop. Q. Could we pave a path through Impatient green to ease this access? A. Great news: David O'Neil has committed to paving this area this coming summer season.*
- b) *Q. Matt Powers: Is the schedule to create the path from Rodeo to French Creek still this summer? This is a very important safety feature for to get people out to French Gulch from the neighborhood. A. David O'Neil said that the intention was to work on that this summer. Q. Is there a movement a foot to make a revision of the deed restriction to make it eligible for FHA loans? A. The Town of Breckenridge is looking closely at this to keep the market as wide as possible for buyers to find appropriate lending options. Any changes would be accompanied by a plan to save deed restricted units in the event of a foreclosure.*
- c) *Randi Wilson Q. What about the deed restriction for phase II; how come we have income caps and price limits and other properties have different ones? Can we get rid of them? A. Yes the restrictions are different in phase I and II. You should contact the Town Council as they would be the body that has the ability to initiate changes in the deed restriction.*
- d) *Q. Doug Briggs: The gates on the greens are in poor condition and I understand that the the responsibility for upkeep belongs to the neighbors on that green. The homeowner gates on the greens are also in poor condition is the Association going to fix them? A. We believe the responsibility for the maintenance of the individual gates is that of each homeowner. We would expect that people would maintain these and would identify any issues during our neighborhood walk through this summer. Q. Given our fire situation here in the county the Neighborhood Association would be well served to have a committee to look at fire safety for the neighborhood. A. We can invite Gary Green to our next meeting for April 1st or in October and invite the neighborhood to join at the meeting us to hear about the potential fire risk for the neighborhood. Scott Reid also added that with hardy plank siding, asphalt shingles, irrigated landscape and lots of streets surrounding the neighborhood that we are at a lower risk for fire here.*

- e) *Mary Gervais Q. When someone can't sell their house, and then decides to rent it what happens when renters have too many cars. A. Owners are all aware that they can only have cars that fit in their parking area. With the new parking policy we are looking to adopt these cars would be ticketed or towed if they were consistently in violation by parking in our guest parking areas.*
- f) *Bobby Murphy: Q. Is the entire neighborhood part of the town of Breckenridge? A. Yes, the entire neighborhood has been annexed into the Town of Breckenridge. Q. Is Logan Road a town road? A. Not yet. – there are still some steps to be completed in order to be accepted for maintenance in the town.*
- g) *Please send Jennifer complaints if you have them. They can be sent to administrator@twona.net.*
- 12) *Adjourn Marty Gervais moved to adjourn at 8:23 pm. Deb Drayton seconded and the meeting was adjourned.*

*Minutes Wellington Neighborhood Association
Homeowners Meeting
October 8th 2008 – 6:30 PM
Steve C. West Ice Arena – Upstairs Conference Room*

9. *Call to Order – the meeting is called to order at 6:37 pm.*
10. *Appoint Meeting Chair – Scott Reid the Association President appointed Neighborhood Administrator Jennifer McAtamney to run the meeting.*
11. *Approval of Minutes from March 12th Meeting - Susie Brown Moved to approve the March 12, 2008 minutes. That motion was seconded by Sandy Rowe. The minutes are now officially adopted.*
12. *Introduction of Neighbors: The following neighbors were in attendance: Scott Reid, Gary & Sandy Rowe, Paul Mesick, Ellyn Johnson, Doug Briggs, Bobby Murphy, Dean Benedict, Dennis Kuhn, Sandra Hahn, Sara & Bill Hirsch, Greg Wright, Susie Brown, Matt Powers, Ed Goodman, Marty Gervais, Dave Rossi, Megan November, Deb Drayton and Jennifer McAtamney our Neighborhood Administrator.*
13. *Determine quorum – of 165 houses (17 Houses)- We have 16 people there we do not have a quorum but do not have anything actionable on our agenda. Later in the meeting a late attendee actually satisfied our quorum requirements.*
14. *Review of HOA Finances – The Budget to Actual Expense sheet was passed out. Please review and contact Jennifer with any questions.*
- Q. Susie Brown had wanted to know what was included in the line items which contained pine beetle mitigation & pet maintenace items.*
- A. Pine Beetle - In order to preserve visual barriers and some of the nice specimen trees on the property we worked with Scott Reid and David O'Neil to identify and sprayed large these trees. Most of these were targeted along French Gulch Road, and French Creek. The Pet Maintenance item is for boxes to hold the pet waste bags as well as the bags themselves. This year we have used over 9000 bags. Surprising but true -just imagine if we did not provide bags. ☺*

15. *Preview of 2009 Budget – A early draft of the 2009 budget was passed out. We are still working on snow removal numbers and landscaping numbers for next year. Items that will impact next year's budget include: increased fuel costs, projected growth of the neighborhood in adding greens and alleys, evaluating our irrigation systems and working on the the landscaping on the older greens to do repairs and replacements of trees and plantings that are not doing well. The board will adopt the budget in December and then it will be sent out in a mailing to the neighborhood. In that mailing there will be a meeting set concurrent with a Board of Director's meeting to formally adopt the 2009 budget.*
 - 15.1. *Please contact Jennifer with suggtions for contractors. We are getting bids for shoveling right now as well as a a irrigation specialist for next year and a landscape maintenance company to take care of the plantings and greens.*
 - 15.2. *Dennis Kuhn wondered if perhaps there were volunteers on each green who would like to take care of their green. This would result in reduced expenses for the association. As we look at next spring we will float this idea out to the neighborhood.*
16. *Preview of Maintenace & Design Standards – First we want to send a big THANKS!!! Out to our Design Review Committee who have worked tirelessly on these important documents/tools for the neighborhood.*
 - 16.1. *Following the 2007 building season the Board of Directors requested that the DRC take on these projects to create both a comprehensive design as well as a maintenace standard.*
 - 16.2. *Design Standard. The DRC began with a compilation of all proposals and decisions that the committee has approve since it's inception. From there, they worked hard to create a comprehensive design standard to maintain the architectural character of the neighborhood as well as giving neighbors a guide for how to work through the Design Review Process. Our goal is to formally adopt this document as a Associaiton at our Spring Meeting. The next step is to collect comments from Neighbors after they have reviewed this document. That said, please take a look at it, and please send feedback to jennifer at administrator@twona.net.*
 - 16.3. *Maintenace Standard: In developing this standard we started with the goal to create a format that could be used annually with repeatable consistent results that could be applied across the neighborhood. The Board of Directors actually did multiple walk throughs using this standard with the 5 point scale to looking at the state of structures, landscaping and misc items like clutter. Like the maintenance standard above please review and send comments to Jennifer. We are looking to adopt this at our spring meeting as well.*
 - 16.4. *Any homes that scored 2 or less on an item will receive a friendly and direct letters. These will be going out by the end of the month to neighbors. The letters will indicate the issues that were noticed and provide suggestions for remedying them. By and large the biggest issue was with flaking and chipping paint, particularly on the double houses above the porch and decks which needed staining. In fact there were so many decks needing staining that we reminded all neighbors that needed to get stained and provided the info on stain colors to use this summer. There were also some issues identified with improper storage of items, real estate signs and general clutter. Our approach in remedying this will be to suggest solutions, give neighbors a generous timeframe to remedy the issue and an appeal process involving the board for neighbors who are unable to complete the work. Following the deadline instead of a fine based system we will have the Associaiton contract to have the work done and charge the homeowner for the costs of the work plus a 50% surcharge. The surcharge is intended to discourage neighborhor from using the Associaiton as a General Contractor to do their home maintenance as it is costly for us to manage this type of work.*
17. *Update on Master Plan issues with parking*
 - 17.1. *The board has been working with the police, planning department and public works to resolve the dual ownership of the parking spaces.*

- 17.2. Bill Hirsch would like to propose a suggestion to allow parking on one side of the street during the summer months. He does not feel that comparing Wellington Neighborhood Streets to town core streets since it is a dead end neighborhood. He feels that this will work and allow emergency vehicles and other vehicles to get through without creating a safety situation. This could be only during the daylight hours during the months without snow. This is also a good issue to bring to the Town of Breckenridge.
- 17.3. He also noted that we need more lights on the street from a public safety stand point. This would once again be a town issue. Talking to engineering and town council would be a good starting point.
- 17.4. Megan November indicated that there are three street lights that have never turned on and this probably would make a big difference on Bridge St.
- 17.5. David O'Neil said that there has been an issue getting the lights running because the town engineering department has changed its criteria and wants all the lights individually metered. David is working on this and will do what he can to get those lights on as soon as possible.
- 17.6. Gary Rowe said he moved to the neighborhood because it was dark.
- 17.7. David O'Neil noted that there will likely be differing opinions with regards to safety and dark sky and being able to see the stars from your porch.
18. Update on Master Plan and Fencing:
- 18.1. The town has a relatively new fencing ordinance which prohibits fencing in neighborhoods where it is not specifically mentioned in the master plan. It is not specifically mentioned in our master plan and we will update verbiage and use the same procedure to updating our plan when we do the parking.
- 18.2. This summer it was discovered when someone was planning a fence that there was an inconsistency between what was recorded in the declarations, and what was recorded in the plat. In the plat a 3 foot easement was recorded and the declarations recorded a 4' easement. A neighbor Doug Briggs took a plat for Phase I and was able to mark up where fences were an issue. This was clearly the intent of the developer and these were also approved because no one caught the inconsistency. There are 17 properties that are effected by this. David O'Neil is taking this to the architects to come up with a resolution. Please note this only affects some of the early blocks in Phase I.
19. Update on Community Building – It has been the idea for a long time to build a Community building with Post Office boxes, association office meeting space & coffee shop. This is all on hold based on the current issues in the financial markets. David O'Neil is excited to continue to move this forward using a process that will involve the entire neighborhood to build consensus before moving forward to a formal planning process.
- 19.1. Matt Powers indicated that there are varied opinions on the merits of a community building. Some people are concerned about the long term maintenace of the building and costs associated it for the Association.
20. Market Update from David O'Neil: Simply stated the thing that they watch at Poplarhouse is the Web traffic. It has consistently been a 90 day indicator of business. Through this crisis the web traffic has been lower but not really that low and still indicates that people are shopping for houses. Currently we have 6 double homes and 1 single family home for resale. This means that there is only about 4.5% of the homes on the market and this would indicate that the neighborhood is very stable. The pace of new construction has been slowed but they are ready to ramp up again if demand needs us to. Good news for all of us. The most interesting statistic is that there has not been had one foreclosure in the Neighborhood. And the financial health of the neighborhood is good.
21. Some Landscape Architects from Harvard/MIT have been looking at some plans for Dead Elk pond. They are very exciting and would improve water quality.

22. *Dogs poop, Loose dogs, Potential Dog Attacks.*
 - 22.1. *Kirsti Ekehoms suggested that the Neighborhood Association look at hitting people in their pockets books and fine neighbors \$500 for having dogs off leash or not behind a fence in their yard or in the neighborhood.*
 - 22.2. *Paul Mesick wanted to clarify that the dog attack incident that occurred recently actually involved his dog and both dogs were actually on his property.*
 - 22.3. *The Board discussed this in depth at the October meeting and is of the mind that this situation would be better handled by the town authorities as they have the resources and teeth to manage these situations.*
 - 22.4. *Doug Briggs also indicated that he believed that the best way to handle this was using the police.*
 - 22.5. *Gary Rowe had an issue with an aggressive dog and he spoke to the neighbor and told them that he would call the police if the dog was unrestrained and aggressive again and indeed the issue was taken care of.*
 - 22.6. *Matt Powers also agreed that the Police, Community Service and Animal control are best able to handle this.*
 - 22.7. *David Rossi mentioned that the police philosophy is one of community policing and they will come and work to talk through the issue. They have more power and the ability to handle the situation.*
 - 22.8. *Marty Gervais - The enforcement issue is probably not a good one for the association but the dog poop problem is really annoying because often time we don't even know who to talk to because dogs are just let out to do their business. Maybe we can engage in a education as to how annoying this is.*
 - 22.9. *Bob Murphy – Many contractors bring dogs to the neighborhood and that is a problem.*
 - 22.10. *If this you notice this please contact David O'Neil at David@poplarhouse.com.*
 - 22.11. *Dog waste disposal containers – will the board of directors please consider this. This will be an additional expense for the neighborhood which the board will consider.*
23. *Open Forum*
24. *Ed was wondering if we could go to the town to ask better handle long term large maintenance issues better with our deed restrictions. We suggested that yes indeed we could. A letter with signatures to the Town Council on this behalf could help move this forward.*
 - 24.1. *Gary Rowe wanted to let everyone know that he rented a ladder and painted his entire house in just three mornings with only 4 gallons of paint. We could even have a painting party. He felt this was very worthwhile effort. Decks are also very easy to do.*
25. *David O'Neil has a final comment that this neighborhood puts in a lot of effort with individuals like our board member and DRC members and Jennifer our Administrator and we are really functioning well.*
26. *Gary Rowe – The lower part of lower impatient green already has a path getting made there and maybe it needs a formal, concrete path constructed. This should be considered by the Board. Doug Briggs agreed.*
27. *Sara is there signage going onto the other greens? Could there be a sign for the green and could it be properly spelled. The green was named for the word impatient not the flower.*
28. *Sandy Rowe – could we have a nice sign for the neighborhood.*
29. *David – We will eventually have a sign when when we complete.*
30. *Sandy said she was talking about a sign on the bus stop. David O'Neil said this was a great idea.*
31. *Adjourn – Dennis Kuhn moved to adjourn and Susie Brown seconded it. The meeting was adjourned at 8:25 pm.*