

WELLINGTON NEIGHBORHOOD ASSOCIATION

Board of Directors Agenda

September 7, 2011

1:30 pm

17 Meadow Lark Green

- ❖ Call Meeting to Order: the meeting was called to order at 1:50 pm. The following members were in attendance: Courtney Kenady, Deb Drayton, Michael Mosher, and Jennifer McAtamney. Doug Briggs from the DRC was also present.
- ❖ Public Comment Session: Mosh, Courtney, Doug and Jen have all had comments on the great landscaping. Silver Green grass has not looked this good in years.
 - Doug Briggs is here to discuss the bear who comes to the Steinweg's house regularly. This is a town matter and we will refer it to them. We will send out a note to the neighborhood to remind them of some good bear aware habits.
 - Doug has also had issues with his neighbors recycling which he can see from his kitchen. It is unsightly.
 - Doug in his DRC hat has some comments from those meetings: This summer they approved an awning which has not been approved previously. They also discussed trampolines and took the boards comments into account. (Insert minutes from June DRC Meeting).
 - The quality of application is poor and people are doing things in advance of getting permits and permission. We never get complete applications and it is really hard to process them and keep up with all of this. Our neighbors need to know what to do and be brought into the fold and presented with the materials. We should be more stringent as to what we accept as a plan. We also need to give the neighbors the tools to be successful on this. Mosh and Jen will work on this.
 - There are issues with trailers and boats this summer we need to formalize a violation policy with fines structure and appeal process to deal with these abuses.
- ❖ Approval of BOD Minutes: Approved
 - M/S/P: Courtney/Deb 3-0
- ❖ Finance
 - Approve bills and sign checks:
 - Brian Hume: \$ 795.00
 - Jennifer McAtamney: \$ 390 – storage – August and Sept
 - Leslie Debaggis: \$ 1,333.00
 - Summit Landscaping: \$ 5,702.00, \$2,840.00 = 8,542.00
 - Town of Breckenridge: \$8,727.14
 - Town of Breckenridge: \$50.00
 - Peachtree: \$4,532.00
 - Russel Backhouse: \$92.94
 - Leslie Fischer : \$121.34
 - Dixon Painting: \$5,500
 - Budget to Actual Statement to Review:
 - Delinquent Dues:
 - See separate document. To be reported as of 8/31/2011:
- ❖ HOA Hot Issues:
 - Faulkner Permit with the forest service- how to proceed.
 - We will share info with the neighborhood as it becomes available. The HOA board can take a stance with any public comment etc... - Still waiting on action here. No update.
 - Parking: Signs are scheduled to go in starting on Wednesday, September 7th. They are starting at Cedar Green and working the way up the neighborhood. Letter is on file with police and we will

start emailing neighborhood info as well. We will be gentle to start with. We will give written notes warning people of their violations until November 1. After that we will report issues directly to the police.

- Dumping on Queen of the West – We did the walkthrough and we need to remove the no native materials and bring in some more boulder and just make the area look more cared for. This would be a great neighborhood volunteer project. This would be for spring next year.
- Rodeo Drive vacant land improvement plan as discussed last season – Tabled until David is present.
- Recap on Summer Celebration, Garage Sale and Kites Kreame – Great events,
- Website. We have started setting up new emails with the new URL. The website is a big project that we need to discuss in further detail.
- Stop signs on bike connector path. This is the same issues we have at alleys and we do not want to put signs up. We need people to slow down.
- ❖ Leap Frog Green sprinkler issues: Jen, Drew and Dan met. They worked out a plan for the remainder of the neighborhood for irrigation and electricity. As Walker green is completed these unplugging problem will go away. ☺ With electricity established we will not see problems of this nature in the future. We also agreed that Drew will blow out the new greens that come on line so as to avoid the problem we had this spring. Also we clarified that the HOA does not assume maintenance until a green is complete.
- ❖ Enforcement Issues:
 - Getting a great response from our letters. Parking pad applications and moved cars and weeded lawns. For those outstanding we will be following up with a 2nd letter and if not handled we will assess a fine and or do the work ourselves and bill them. See notes above.
- ❖ Budget Decisions:
 - We need to budget for mulch next season. – Tabled
 - Electricity for Rodeo irrigation: Extension cord + new service or we can go off grid for \$850.00 - Tabled
 - Bus stop: We met with Public Works and they are putting together specifications for the bus stop. This seems to be a subdivision responsibility not the HOA but we can help to facilitate it. - Tabled
- ❖ Survey was brought up again at our meeting. In the survey we will look at questions regarding levels of service for landscaping, snow shoveling and plowing. We will look at survey monkey for this and get it out to the neighborhood with some more input from the new board on the topics. – any input on topics or questions? – tabled
 - We resigned ALLPHase for plowing this season as the same price as previously.- contract signed
- ❖ Policy Decisions:
 - Trellis lights – how to proceed – we will work on pricing again this month with blue bird, All electric and triangle electric. – We contacted these guys again and will meet with them next week to look at this again. Many of the solar lights are a real harsh blue/white light so we need to delve into this further.
 - Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Let's discuss responsibilities. Eg. Replacing trees in ROW, Fences (esp on greens), gates, irrigation, shoveling and plowing etc front yard irrigation – Jen has started a comprehensive list and the board is working to determine policy on each item during our meetings. This document will become part of the homeowner manual. One item that has been in.
 - We need to also note the plowing damage things is the owners responsibility to take care of it as well.

- See separate documents – we went through about ½ of these at the last meeting. – Table until September – see separate document attached.
- ❖ Final Board Comments:
- ❖ Meeting Adjournment: 3:22 pm
M/S/P: Courtney/Mosh – 3-0

WELLINGTON NEIGHBORHOOD ASSOCIATION

Board of Directors Agenda

July 6, 2011

1:30 pm

17 Meadlow Lark Green

- ❖ *Call Meeting to Order: The meeting was called to order at: 1:38 pm. The following members were in attendance: Deb Drayton, Courtney Kenady, Chris Egan, Michael Mosher, and Jennifer McAtamney*
- ❖ *Public Comment Session: No comments*
- ❖ *Approval of BOD Minutes: Approved*
 - *M/S/P : Mosh/Deb: 2-0 Chris and Courtney abstained because they were not present.*
- ❖ *Finance*
 - *Approve bills and sign checks:*
 - *Poop Bags Incorporated: \$1499.50*
 - *Jennifer McAtamney: \$390.00*
 - *Leslie Debaggis: \$1333.00*
 - *Neils Lunceford: \$793.31*
 - *Budget to Actual Statement to Review:*
 - *Delinquent Dues:*
 - *See separate document. To be reported as of 6/30/2011:*
- ❖ *HOA Hot Issues:*
 - *Faulkner Permit with the forest service- how to proceed.*
 - *We will share info with the neighborhood as it becomes available. The HOA board can take a stance with any public comment etc... - Still waiting on action here. No update.*
 - *Parking: Signs have been approved. Jennifer also met with the police to further discuss how this will work. We need to discuss who can report violations etc. in order to finalize the enforcement plan with the parking/CSO officers. Once finalized signs can be installed and we can start the process of educating neighbors and hopefully never have to ticket anyone. ☺ We will put the board on this letter so they can report problems as well.*
 - *Dumping on Queen of the West – We need to do a walk through and natrualize it. Let’s schedule a walkthrough – 7/13/2011*
 - *Rodeo Drive vacant land improvement plan as discussed last season – Tabled until David is present.*
 - *Update on Summer Celebration and Garage Sale:*
 - *The team met and July 17. They have worked through the details of the party. Ask Leslie for details to get the word out.*
 - *For the garage sale, we have Vista Point, and Little Red on board. – We will send out a reminder and are also advertising on Craig’s list and on Channel 8 for free.*
 - *DRC appointment of a new member – Mosh has volunteered to serve.*
 - *Debrief for Gold Run Rush – It was very successful but some people were slightly inconvenienced in getting into the neighborhood. Courtney and Jeff will look into logistics to see how this can be improved.*
 - *Request for reimbursement by Solveig Heide – We need a disclaimer on the website that you should check the colors against your house.*
 - *We also talked the website. We will move to www.wellingtonneighborhood.org.*
 - *Leap Frog Green sprinkler issues – no electricity at vault, meter not pulled etc. Courtney will check in with Dan on this for a timeframe. We need to have more refined systems for passing it off. The HOA shall not accept a green until all the homes, fences, irrigation and more is complete.*
- ❖ *Enforcement Issues:*
 - *Schedule board walk about! This is typically in early to mid July – Wednesday, July 13, 2011 at noon. 11:30 meet at leap frog green.*

- ❖ *Budget Decisions:*
 - *Mulch \$500 for a truck load vs. free mulch. – We can get free mulch from the corkscrew and have it placed here. Mosh will follow up and have it delivered.*
 - *Bus stop: The current bus stop will go out to French Gulch road. It will require grading and for the bus stop to be moved. Mosh will draw up a simple shed and we will ask Russ to look at that to see the feasibility of building a shelter for this season. Jen and Mosh will work on this together. We believe the infrastructures of the bus stop is a transit budget item not HOA.*
- ❖ *Survey was brought up again at our meeting. In the survey we will look at questions regarding levels of service for landscaping, snow shoveling and plowing. We will look at survey monkey for this and get it out to the neighborhood with some more input from the new board on the topics. – any input on topics or questions? – tabled*
- ❖ *Policy Decisions:*
 - *Trellis lights – how to proceed – we will work on pricing again this month with blue bird, All electric and triangle electric. – We contacted these guys again and will meet with them next week to look at this again. Many of the solar lights are a real harsh blue/white light so we need to delve into this further.*
 - *Homeowner responsibilities and education: Next steps: Determine and define areas of responsibility for both homeowners and Association. Let's discuss responsibilities. Eg. Replacing trees in ROW, Fences (esp on greens), gates, irrigation, shoveling and plowing etc front yard irrigation – Jen has started a comprehensive list and the board is working to determine policy on each item during our meetings. This document will become part of the homeowner manual. One item that has been in.*
 - *We need to also note the plowing damage things is the owners responsibility to take care of it as well.*
 - *See separate documents – we went through about ½ of these at the last meeting. – Table until September – see separate document attached.*
- ❖ *Final Board Comments: None*
- ❖ *Meeting Adjournment: 3:12 pm*
M/S/P: Mosh/Courtney 3-0