

## Wellington & Lincoln Park Neighborhood HOA

### Meeting Minutes 1/24/17

Present: Tim, Ian, Ryne, Mindy, Heather and Steven

Call to Order: 6:05 pm

December Meeting Minutes approved as written.

#### Parking Enforcement:

- Current parking violation.
  - Background of current parking violation was given and discussed.
  - The current violation will be suspended until snow has melted and the governing documents can be reviewed.
  - The neighbor, who registered the complaint, will be contacted and told how the violation will be handled.
- Board discussed parking as it is outlined in the governing documents.
- Parking violations will be handled on a feedback basis.
  - Parking in the pans falls under town ordinance. The board agreed that the town should be contacted to ticket vehicles that are illegally parked.
  - Guest parking will also be referred to the town for ticketing per the dual ownership of the spots.
  - HOA rule violations will be brought to the board for review.

#### Governing Documents:

- A brief discussion occurred on governing documents and hierarchy was discussed.
- It was planned to start examining the documents and outlining content for changes.

#### Board Terms:

- The current terms in the bylaws were reviewed.
- Staggered terms were discussed. A motion was made to do two terms of two years and three terms of one year. Motion carried.

#### Snow Removal:

- All Phase gave notice to resign.
- The board requested additional proposals to fill vacancy.
- Highland Gallow was awarded the contract.
- Clean up is scheduled to occur within the next two weeks. It has been delayed due to the forecast for more snow.
  - The contractor is to be contacted to make sure priority locations are identified and cleared promptly.
- Regular removal has yet to meet contracted four inch threshold to test quality of new contract.

Landscaping and Irrigation Contractors:

- The board discussed consolidating the separate Landscaping and Irrigation into a single contract.
- One bid has been collected but additional bids to be collected.
- A Request for Proposal is to be developed.
- Steven is to familiarize himself with our existing irrigation and zone designs.

Financials:

- Account Balances were reviewed.
- All Phase Plow Contract to be paid pro-rated out to the 17<sup>th</sup> of January.
- Account Receivables
  - 14 accounts were behind on January's dues. All owners have been contacted and late fees assessed per the collection policy.
  - The board reviewed the late fee policy.
  - Current payment plans were reviewed.
  - A statement will be sent to those that have not adjusted for the dues increase.

Next Meeting: Tuesday, February 21, 2017. 5:15 pm at Alpine Edge Management Company 130 Ski Hill Road Suite 130

Adjourn: 7:41 pm