

Wellington & Lincoln Park Neighborhood HOA

Meeting Minutes 3/20/18

Present: Mindy, Tim, Ian, Laurie, Mike Z, Duke, Mike S and Steven from AE

Call to Order: 5:30 pm

Association Business:

Meeting had commenced at 5:30 pm.

A motion was made for approval of the previous month's Meeting Minutes from February 20th which was seconded and then unanimously voted on for its approval.

First item on this month's agenda was to re-evaluate guest parking and the enforcement policies.

The Board feels that the guest parking policy is working successfully so far, as more guest and owners seem to be complying with the new policy. The board gave management the direction to continue enforcement as it has been taking place and to re-evaluate parking at the next board meeting to see if everyone still agrees with these policies.

The Board then discussed various feedback from owners regarding the proposed declaration changes. There were several questions from homeowners that were discussed amongst the board but overall the homeowners that had been contacting management seem to be in favor of the changes. Management mentioned that later in the agenda we will discuss the next steps for putting these changes to a vote sometime in April.

The next item was to discuss plowing and shoveling for the winter season. It was determined that the board is currently satisfied with the status of SBR and AAA's plowing and shoveling efforts. In previous weeks management had worked with SBR at reducing the height of the snow mounds at the end of French Gulch to help with driver's visibility at these cross streets / alleys.

Under new business, management wanted to receive direction for a 2nd and 3rd communication to homeowners regarding the declaration changes.

It was decided that a 2nd communication to homeowners regarding the declaration changes would be sent out next week and then a third communication sent out when the start of voting commenced. The second message was to reiterate the summaries of the actual declaration changes as well as the intent behind why these declarations are being changed. With this second communication, the Board thought that management should incorporate all of the logistics associated with the voting process such as the dates, how it will work and a description of the third party company they will be working with on the actual voting process. The third communication would be to re-iterate the summaries of the changes once again and to inform owners of the logistics / the start of voting taking place.

Following discussion of the declarations the board then spoke about Neils Lunceford handling all of the irrigation and landscaping work that would begin at the end of May. Management discussed the overall scope of work as well as time frames as to when landscaping items would take place. It was determined that a spring cleanup would take place at the end of May and then irrigation would be turned on either

at the end of May or in early June. The Board approved of these time frames and feels that Neils Lunceford would do a great job this year now that they have an as-build of the irrigation system.

Michael Streicher mentioned he would volunteer to take on the role of Secretary.

The BOD then discussed items that were not on the agenda. One BOD member mentioned we needed to contact an owner who was parking on their grass. Management mentioned that they would follow up with this owner.

Another Board member said that we should be ready to send out a communication regarding landscaping and summer items to prepare the homeowners for the upcoming Season. Management mentioned they would plan to do this in the coming month.

A BOD member then requested that management get in touch with the construction team to remind their construction vehicles to slow down.

Management would plan to touch base with TNB to remind them of this Board members comments.

There was then further discussion about the time frame for the voting on the declaration changes. It was decided that voting would commence on April 1 and end of April 30th with a special meeting at the close of voting.

Everyone agreed with this plan of action and decided to couple Aprils Board meeting with the special meeting of the homeowners for the declaration changes. The Board was okay with having the special meeting inside the hopeful room at the South Branch of the Summit County Public Library.

Meeting was then adjourned at 6: 33 pm.