

Wellington & Lincoln Park Neighborhood HOA

Meeting Minutes 3/21/17

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

Call to Order: 5:04 pm

February Meeting Minutes approved.

The board agreed that fences are currently not stated as association responsibility according to the current governing documents. Damage done by plows will not be covered as an HOA expense.

A parking question was reviewed.

A dog waste dispenser is missing in Lincoln Park. We will follow up with the developer on installing or replacing the missing dispenser.

A status update was given on the audit report. The auditor is still waiting on information from the developer. We will push to make sure that the audit does get completed.

An owner issued a complaint on construction hazards and a contractor yelling at her in Lincoln Park. She also was upset about a lack of services on an incomplete green.

H3P bid was received in the amount of \$9,965.00 to mitigate the area between Bridge Street and Union Mill Street to a walkway that is ADA complainant. We will attempt to have the developer contribute to fix the walkway. We will check with the Town of Breckenridge for actual code as additional back up before making a decision.

Landscaping bids are still being collected. Ceres is to walk the neighborhood to provide a quote. Notice to be given for any pre-existing contracts to the effect that we are canceling all contracts and re-bidding all services to combine landscaping and irrigation services. Receiving a quote for spraying trees was discussed. The bidding process was discussed. A public notice to receive bidders was discussed.

The transfer of Farncomb Green was requested from the developer. We will request the audit and perform a walk through prior to transfer.

Home owner has asked us to follow up on parking violation. Re-evaluation of parking on landscaping or unimproved pads will be reviewed in the spring. We will be requesting the owner's town approval for the parking pad. If the parking pad is not approved then he will be asked to remove his vehicle and fines may be assessed.

Declarations revision strategy was reviewed.

Current foreclosure was discussed.

Adjourned 7:03 pm

Tuesday April 25, 2017 5 pm at Alpine Edge Office 130 Ski Hill Rd Breckenridge, CO 80424