

**Present: Mindy, Ian, Laurie, Duke, Christine and Steven from AE,**

**6/21/2019**

**Call to Order: 6:00 pm**

The meeting commenced with management discussing all of the fence and post damage that was corrected over the course of June. All of the work was completed and any locations that required repairs were also painted. The work was sub contracted by strategic fence who were the ones that at originally installed these fences and posts when the association was originally formed.

In addition to all of the fence and post work that was repaired, management is having a lot of the trellis's and fences through the community painted so that it makes the community look better.

There were also several stop signs on both the Lincoln park side and Wellington side that were in need of repair. These stop signs had been damaged and turned in different directions' due to plows. This would be corrected shortly after this meeting is held.

Management acknowledges that the plow contractor overall did satisfactory clean ups and quality work over the course of 2019's winter. However, when there was heavy equipment required or requested scraping and hauling, the contractor could not meet these needs in a timely fashion. Management was left to find a new contractor during these timeframes. As March and April went on, SBR became less reliable.

Management explained all of this to the board of directors and let them know that they will likely sub contract with Better Views Landscaping who does an excellent job throughout town. The board supports management with this decision and will be prepared for a new plow contractor over the course of 2019 – 2020.

The board was previously investigating the idea of opening up guest parking spaces to a small percentage of homeowners which would be conducted through a raffle. After further investigating this with the town of Breckenridge, it was discovered that these parking locations would need to be professionally surveyed to determine who's land it belongs to. In short, the HOA could not rent out town owned parking spaces. A lot of parking spaces are owned by the association but are in town right of ways, which would really complicate the process of determining which spaces are acceptable. It also might create inequalities and raise other issues if the approved parking spaces only pertain to few locations.

Management then discussed their coordination efforts with the town's fiber optics initiative that would be taking place in July. Management explained that they would communicate all of the road and alley closures to help re-direct traffic and so owners can make plans on the previous evening. This will likely take place through the entire Summer.

The good news is that the town is committed to re-do the asphalt by applying 4" overlays to all of the alleys that had been corrected. This will be a massive savings to the HOA's reserve fund as the alley's are the biggest expenditure that the homeowners need to fund on behalf of the association.

The Wellington garage sale is scheduled for this upcoming weekend and the bike rodeo will take place next Wednesday. Management put advertisement for the garage sale in the summit daily and also worked with RWB and Angela Brownley to help set up the bike rodeo.

New business discussed the current status of landscaping which overall the board thought Neils Lunceford did a great job with.

One board member requested that management get a second bid to convert the concrete steps on impatient green into a concrete ramp for strollers and handicapped folks.

Meeting was adjourned and next meeting will be on Wednesday, August 7<sup>th</sup>.