

Wellington Neighborhood Association
Design Review Committee
Meeting Minutes
18 Madeline Green

August 2, 2010

Called to Order: 6:35 pm

Members Present:

Doug Briggs
David Watson
Chris Egan
Sandy Hahn

Residents Present:

Bill Lerch
Caren Mapes

New and Outstanding Submission Review:

Lerch and Mapes Fence: The application will be resubmitted to reflect changes presented and discussed at the meeting: remove existing front fence; specify 'Silver Green' fence for new front section. Written permission from the neighbor at 80 Union Mill to install the fence on their property is also required for approval. On hold pending revised application.

We are approving the rear fence in a different style than the front fence as the neighbor already has a rear fence and Caren and Bill wish to match that style. The different front style will afford better 'dog isolation' from the front of the home and is not in conflict with any adjoining fences. It is additionally a standard fence pattern that is in use in the neighborhood. We considered that this is a street frontage, which unlike developer fenced greens has no established green fence pattern to match.

Caren and Bill also dropped off plans for PV on the house. No application accompanied the plans. They will provide a completed application which we will consider when received.

Remais Fence: Approved unanimously. Fence picket style added to application.

Murphy Fence and Patio: Dave W. and I visited the Murphy residence on Sunday and found no one at home. I sent an email requesting a revised application for consideration and let them know that the TOB, in particular Mosh, would be happy to help them prepare plans that would satisfy both the town and DRC. Application on hold pending revised plans.

Hume Fence: The Humes provided a revised plan which was unanimously approved.

Other Business:

Green Fence and Trees: The Greens have not submitted an application to reflect the changes that they agreed to during a July 15th meeting. I will send them an email stating:

The Design Review Committee (DRC) requests that you submit an application to reflect the items discussed with you on July 15th.

- Obtain written permission from owners of 20 Dragonfly to place fence on their property.
- Move the front (NE) fence so that it connects to the house, not the porch, proceeds at a right angle to the property line, then follows the property line to the green fence.
- Use pickets on the back fence that will match the Dragonfly Green picket style.
- Relocate the garden so that it does not encroach on 20 Dragonfly's property.
- Specify the placement of the new Aspen trees

Failure to submit an application within one week of the date of this email will result in the DRC recommending that the Board of Directors (BOD) enforce the Declaration of Covenants, Conditions and Restrictions (DCCR). The DRC will also notify the Town of Breckenridge (TOB) that there has been no substantial progress in remedying the unapproved work or encroachment on 20 Dragonfly Green.

Subsequent to receipt of an application, the DRC will review it and make a decision on it within a week. If approved, a deadline of one month will be imposed to complete the work in the approved application. Failure to obtain approval will result in a recommendation to the BOD to pursue enforcement of the DCCRs

and notification to the TOB of lack of progress to remedy the situation.

Regards,

Doug Briggs
Chairman, Design Review Committee
Wellington Neighborhood Association

Unapproved 'improvements': The members of the DRC are concerned by the response of the BOD and the TOB to implement enforcement of their respective rules regarding the unapproved 'improvements' at 16 Dragonfly Green. This situation was complicated by my absence on vacation for two weeks immediately upon the DRC being notified of problems at 16 and 20 Dragonfly Green. When I contacted Jen, I was told the BOD would look into it. Jen asked the Greens to stop, but they didn't. Rather than take up the reins, knowing I was unable to deal with the situation, the building continued unimpeded.

The Greens disregarded notices by the Neighborhood Administrator as well as representatives of the Town of Breckenridge to cease their unapproved 'improvements' and their encroachment on 20 Dragonfly Green. A meeting with the Greens, Remais and representatives of the DRC and the TOB led to a verbal agreement to submit an application that would include requirements that the DRC would consider a minimum of changes to the actual work done to be considered for approval. Part of that agreement included that the Greens would submit an application to the DRC. No application has been received to date. The only change to the unapproved 'improvements' has been that the garden that encroached on 20 Dragonfly Green was moved, but only after a call from the Mike Mosher of the TOB.

Our intent is not to be overbearing or to ignore the challenges and problems that neighbors may have implementing their plans. We do feel that situations that include building without DRC or TOB approval, failure to cease development when requested by the DRC or TOB and express encroachment on other neighbor's property without written permission merit the support and participation of the Board to enforce the DCCRs and impose fines on residents.

DRC ongoing review of approved applications: The DRC noticed a non-standard fence during a visit to a home to review. Further inquiry determined that the fence was not built to the approved application plans. This fence is 5 years old now.

Neighbors rarely notify us of completion of their projects therefore it is difficult to know when it is appropriate to review their finished work to insure it meets the intent of the plans that were approved. We will begin meeting before the official DRC meeting times to review the onsite progress of applications that are outstanding. In this way we hope to avoid having implementation fail to match the approved plans as well as to track projects that have been approved but not implemented.

Meeting Adjourned: 7:10 pm