

## Wellington Neighborhood Association

24 Leapfrog Green

January 16, 2013

1:30 – 5:00 pm

- Google groups - quick tutorial and discussion of why we are using it.
  - We want all of our board communications to be consolidated in one area so we are in compliance with all state laws.
  - After a great group effort everyone is logged on and it seems to be working. We know we will have some growing pains as we implement this but look forward to having discussions consolidated in one place.
- Meeting minutes format – after an extensive discussion we decided to move to a more formal format for minutes with actions taken, votes recorded and if needed a summary agreed on summary of the topic discussed.
- Reflection on what we do well and what we can improve - goal setting regarding opportunities for improvement
  - What do we do well...
    - Design Review committee and process
    - HOA Manual
    - Managing and reporting on the finances and contracts.
    - We do parties well.
    - Our email communication!
  - What we can improve on
    - New homeowners who are resale's... how can we get them into the fold.
      - We can add section to the Google group to post new neighbors information there and then board members can bring them a one page welcome to help them find everything. Jennifer will put together a list of things that should be included in this and send it out for everyone.
    - We can do parties better...the neighborhood beautification was a success for the it's inaugural year but we hope for broader participation.
    - Improving the guest parking situation – let's keep thinking on this one. There are no easy answers.
    - Generate more enthusiasm for our neighborhood meetings and gatherings.
    - Pretty email news letter
      - Monthly newsletters – Dave will create template
      - Urgent Communications
    - External maintenance.
      - We believe this is a challenge and something we can do better. Our rules and standards are not as tight as we would like. This should all be tightened up during our review of the rules. One thing we want to implement this spring is to use the DRC process to make sure that they are current in their dues, have no violations or other maintenance issues. Approved projects should be reviewed and any other maintenance items would be required to be addressed at the same time for final DRC approval of the project. The board should have a joint meeting with the DRC too discuss this and other items regarding their role. As part of our Maintenance Review let's schedule a walk through in early spring so we will be able to let them know what issues are and be able to invite them to the beautification day so they can take care of it with materials

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provided by the HOA. We will also schedule a second walk through in early fall to check on work completed and any follow up needed.

- Budget/Finance - come up with a plan to approach 2013 - 2014 budget process
  - Start a finance committee to review and look at 2014 budgets. This committee would be able to then work together on a plan and present the choices etc at the October meeting to gain feedback. The board would then finalize the budget for the traditional March adoption.
  - Have this committee look at a service levels, bids, etc to help
  - Look at an annual cost of living monthly dues increase to be incorporated into the future structure.
- Rodeo beautification
  - This project was suggested at the fall meeting. Multiple quotes were given, and there was also scope creep on the project. Even the bare minimum quote was in the \$9000 range. This project represents 20% of our annual maintenance budget. This was too expensive especially for an area that was un-irrigated and potentially being ripped up for the future use of that property. We will need to revisit, this as we know more about what is happening on this property. The board would like David to meet his commitment regarding holding a focus group on the future of this piece of land.
- Rules, policy, etc
  - We need another committee to work on this revamp. Again we can kick this off at our March meeting. Look for neighbors who are interested in participating and then get the work done and then give it to legal to be finalized.
- Poop dilemma –
  - One suggestion was to take the waste buckets away and just provide bags and see how that goes. If that does not work we can revisit. We could also move to only one receptacle container next to the public road to get it picked up on the Town's open space circuit. This trail connection is a huge portal to Town and County public open space. Dave is going to write up a description on the issues and Mosh will present it to open space and trails. If that does not produce an effective solution we will move to the suggestion above.
- Egan - Basketball hoop issue.
  - The hoop was in the snow stack easement for snow and it was damaged while it was placed there. There were two contractors in the alley with plows. One is AllPhase and one is from Majestic. Neither contractor has taken responsibility for damaging the hoop. The consensus was that the board should not pay for the damaged hoop.
- Delinquent Dues – Deb will address Bill's situation and then we need to address our delinquent dues policies.