

# Wellington Annual Homeowner Meeting

November 15, 2018

Called to Order at 6:06pm

Association. Management Present: Steven Frumess, Francisco Mata and Meghan Shacklette

Homeowners Present: Mindy and Matt Brewer, Ian Hamilton, Adrienne Frechter, Mike Zobbe, Leslie Gunder, Laurie Keyes, Bela Del Valle, Tim and Shaubon Faia, Wendy Frazier, John Champoux, Kneale Brownson, Mark Heins, Austyn Dineen, Jeff Salquist, Leigh Girvin and Carl Scofield, Courtney Hampton, Toni Drabant, Courtney Kenady, SinJin McNicholl, Dave Rossi, Dennis Kuhn, Doug Briggs, Christine and Bryce Britton, Pete Pierpont, Bryce Dequoy, Jeff Robinson, Justyna Plysa, Jeffrey Jones, Jeff Cospolich, Duke Barlow, Micky Florio, Brian Brown, Rob Schuman, Mike Hagen

Quorum was established with 34 units and 45 proxies

Real Estate Market Report for Wellington Neighborhood Association, Breckenridge and Summit County provided by Summit Mountain Homes (Coldwell Banker Mountain Properties) Leah Canfield, Sinjin McNicholl and Emilie Barker

Old Business:

1. Meeting Minutes from November 9th, 2017 was unanimously approved by those present as written.
2. Installation of stop and speed limit signs and neighborhood safety endeavors
  - a. Over the course of fall of 2018 the Wellington Board of Directors partnered with management on installation of both stop and speed limit signs to 22 various locations in the Wellington and Lincoln Park Neighborhoods with reserve funding. These locations were anywhere that had an alley intersected with a public street to ensure cars are stopping before they turn onto a public road.
  - b. In addition to the speed limit signs the board of directors had updated the rules and regulations to reflect a speed limit of 10 MPH within association alleys.
  - c. The board also set up a bike rodeo in late June to help educate children about road safety when on a bicycle. This was conducted onsite within the association, so that it was a real life simulation for the children in the Wellington. We're hoping to continue this practice year over year.
  - d. The town had also made vegetation cut backs to any areas that are obstructing view points at association intersections. This was done to willows, aspens and pine trees throughout the community.
  - e. Questions were raised about signs missing on at French Gulch and Logan. Management explained that signs were not included in these locations as you cannot drive through at these spots. The board can look to install more down the road if needed.

### 3. Proposed Declaration changes

- a. So as most of you are aware the board made an effort to change the Wellington Neighborhood Association's CCR's or Declarations that govern the association to reflect how the association currently operates to date. The final outcome for the updated declarations did not get passed, but it was a very close election.
- b. The next time the board puts this to a vote (if they decide to), we are hoping to get all 270 owners to participate, so that the Wellington Neighborhood can reach a true consensus that represents every homeowner. The board will touch base with future communications regarding these changes, if they decide to bring this to a vote again.

### New Business:

1. Board of Director Elections – Ian Hamilton and Christine Britton elected
2. Review 2018 YTD Financials
  - a. Reviewed entire PnL line by line
  - b. Landscape – over budget by about \$8,200. This was a result of more maintenance in the Lincoln Park Neighborhood than we had budgeted for back in fall of 2017. There were also a number of irrigation breaks throughout the community which resulted in us going over budget on our “additional landscape” items. These various breaks need to be repaired as the irrigation system is 20 years old and will likely continue to have breaks that will need repair in future years. Have added a contingency line item in 2019 budget to help cover unplanned items.
  - c. Water - we went over budget, due to the amount of usage that occurred over the Summer season. This Summer was extremely dry with barely any rain, so we had longer water periods to keep the grass green. The board will closely monitor water usage in Summer 2019 and is prepared to make tough decisions if needed.
3. Ratify the 2019 Operating Budget, which was voted on for its approval by those in attendance.
4. Developer's Update on Lincoln Park
  - a. We're expected to have 2 more homes coming on board in 2018 and 10 homes in 2019. TNB predicts that the association will be completed with building in the end of 2019. We budgeted revenue to bring on 8 of the 10 homes in 2019, just to be conservative.
  - b. Vern Johnson Park will be handed to the association next year and the Board of Directors will plan to complete a full inspection before the hand over takes place
5. Design Review Committee Update (presented by Mickey Florio)
  - a. Submit application at least 1 week in advance
  - b. Seek approval from the Town of Breckenridge – Chapin LeChance is point of contact
  - c. Fences and parking pads are the most common application. Please note that fences must comply with the Design guidelines found on the Wellington website.

- d. Design review meetings take place May-Oct but the committee is happy to discuss plans ahead of time
  - e. Notify the committee when your project is complete
6. Plowing and Landscaping for 2019
- a. Plowing is contracted from November – April and shoveling is contracted from November 15<sup>th</sup> – April 15<sup>th</sup>. The contracts state they must report for maintenance if there is 3” or more in snow accumulation by 12 pm that given day.
  - b. Will push snow into park early season and reduce the mounds on French Gulch for better visability.
7. Open Forum
- a. Question was raised if we can invest Reserve Funds. The Board will discuss at their upcoming meetings
  - b. Question was raised about dogs not on leashes. Management explaint to owner to contact Breckenridge Dispatch if there is ever an issue like this.
8. Adjournment of Meeting at 7:25