

Wellington South HOA
Annual Meeting
January 31, 2017

The Wellington South Homeowners Association Annual Meeting was called to order at 6:36 pm
A quorum was not present. The Board Members introduced themselves to the members present at the meeting.

Approval of Minutes

The 2016 Annual minutes were distributed to the homeowners. Upon review, a motion was made and seconded to approve the minutes as written. Motion passed 100%

Presidents Report:

Joe reported to the members a few items that were done around the neighborhood. The HOA installed a basketball hoop, picnic tables, doggie stations, and sidewalks. A new website was done on behalf of the homeowners. The website was given to the homeowners. It was also reported that the HOA has purchased Outlot A. The Board will be addressing the homeowners soon on what they would like to see in that area.

2017 Budget

The Board asked for questions from the homeowners on the budget. There were questions on the land payments and the Board explained how the loan worked. The Board did look into purchasing the other Outlot but the Owner is asking way too much. Another questions on dumpster days and the cost for the trash removal. Gallegos raised their prices and a local company was found. The pump repairs were high due to new pump house and major leak in the area.

Elections

There are 2 positions available on the Board. The Board explained that there are also volunteer positions for Committees and how the Board functions and the time to be on the Board.

Questions

Jane Feil, 3901 Hope raised concerned about the new sidewalk and water is not flowing away and there are a lot of standing water. There is a piece of rusty metal and a lot of debris still in that area. John Larson 3903 Mount Oxford, asked who is responsible for the street lights. Xcel is responsible for the lights. There was also a lot of concerns about who is responsible for shoveling. Dwayne Settle from 7174 Mount Adams also said the town missed snow removal. Mrs. Council at 7171 Mount Nimbus there are still in need 90 signatures. The Board has approved the judicial review for approval. The Board has created a website for the new website where all the documents will be. There are also other features for homeowners. Eric Stahl 3757 Mount Flora, discussed that his backyard was under water for most of the summer. When the water was turned off the water, the issue went away. Bob 7056 Mount Adams, he would like to speak to the membership about the Community Activities Commission. He addressed the membership concerning improving the communication within all the homeowners within the Town. There is complete schedule of events throughout the year. The Board will share this information with the homeowners via the website.

The Homeowner from 7011 Mount Adams, he was interested in the contract selection. The concrete bid was subcontracted through the landscaper. The Board reviews the bids as they are in need. Homeowners are able to see bids if they so choose. A committee called to price check the estimates from other companies. The area of concern needs to be addressed by the contractor who did the work. Bill Tourte, a contractor is seeking the snow removal contract for the entire HOA sidewalks. It is up to the homeowners, it is all or nothing. It would be an increase cost for the HOA about \$60 per homeowner per year. The City does allow individuals companies to come in if they have a proper insurance. The Board had a raffle of prizes for those homeowners present and those who paid their dues in full. A homeowner requested to see if there is a possibility of placing a soccer post.

The Wellington South Homeowners Association's Annual Meeting was adjourned at 7:45 pm. The Board thanked all the homeowners who attended the meeting.

Respectfully Submitted,

Sandra Oldenburg
Community Manager
Poudre Property Services