

Wellington South “The Knolls”
Minutes for Board of Directors Meeting
June 15, 2016, 6:00 pm
3914 Roosevelt Avenue, Wellington, CO 80549

Call to Order/ Establishment of Quorum

Joe Bullard, Sara Stolz, Nicole Singleton, and Nicholas Bulman – Present
Marian Haze

Homeowner forum

There were homeowners present from the special meeting. Board introduced themselves. A homeowner submitted to the Board a bio to be on the Board. A motion was made and seconded to approve Dawn Luze as member at large. Motion passed 00%.

Outlot A

Monica Sweere attended the meeting to discuss her company’s interest in Outlot A. She is interested in putting a bungalow concept. ACC Guidelines have gone into effect, the old guidelines are still valid as well until there is a resolution drafted by the attorneys. There is currently an approved paint book. She is currently building at Wellington Row, her website is WRColorado.com, and there will be banked garages. It almost be considered as a multifamily project. The idea was discussed about possibly a sub association. The HOA wants to make sure that the HOA is covered concerning the sub association. The bungalows would almost be “detached condos”. The Board asked for a draft submittal via email.

Minutes

Sara made a motion and Nick seconded to approve the minutes from February 2016. Motion passed 100%.

Financials

The Board would like to see the legal fees broken down into categories. A motion was made and seconded to approve the financials as presented. The Board also reviewed the current delinquency report.

Architectural Control Committee – Since the last meeting, the committee has approved the following:

7149 Mt Adams – Paint
6826 Mt. Toll – Retaining Wall/Fence
3767 Mt. Meeker – Paint
3746 Mt. Edwards – Paint
3706 Mt. Ouray – Paint
3656 Mt. Ouray – Paint
6725 Mt. Nimbus – Paint/Concrete
6801 Mt. Democrat – Paint
3816 Mt. Nimbus – Landscaping
7160 Mt Adams – Paint
3797 Mt. Hope – Landscaping
7012 Mt. Adams – Staining bricks gray
7037 Mt. Adams – Paint

Denied:

7012 Mt. Adams – Paint all bricks

Water Committee

There was discuss about the work to the pump and the status. All the work is scheduled to be done and will be done soon. The pump will be down for 2 hours this Friday for repairs.

Newsletter

The newsletter was completed and will be done about every other month.

Other Business – NONE

New Business

There are a number of sidewalks broken throughout the HOA and it has been causing drainage issues. The sidewalks are the homeowner's responsibility. Sara would like to get a legal opinion before moving forward with the HOA splitting the cost of the replacement.

The Board went into executive session at 7:36 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services