

Wellington South “The Knolls”
Minutes for Board of Directors Meeting
October 19, 2016, 6:00 pm
3914 Roosevelt Avenue, Wellington, CO 80549

Call to Order/ Establishment of Quorum

The meeting was called to order at 6:03 pm. Sara Stolz, Nicole Singleton, and, Shawn Kelly-Urban, Nicholas Bulman – Present

Homeowner forum

The Cardemones who reside at 7074 Mount Nimbus attended the meeting to discuss their painting of the home. They stated that they have touched up their home in the past in the areas that were chipping and fading. After discussion, Nicole stated that she would drive past the home and email the owner to let them know what they found.

Snow Removal: Bill from Elkhorn submitted a snow removal bid for the new sidewalks installed by the HOA. The Board has asked for other bids to compare and think that they need to bring this up to the homeowners at the annual meeting and get their feedback before they make a decision. They thanked him for coming and will be discussing this further.

Minutes

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

Financials

The Board reviewed the financials from September 2016. Upon review, a motion was made and seconded to approve the financials as presented. Motion passed 100%. There was a discussion on the status of outstanding homeowners and who has liens placed on their home and for what.

Architectural Control Committee – Nicole will email a list of what has been approved to PPS.

Water Committee – The Board wanted follow up on outstanding water issues. There was discussion, and the Board will follow up with Greenscape on status.

Newsletter Committee – Dawn volunteered for the newsletter but has not completed any of the work that needs to be done. Sara volunteered to put together the newsletter. There was also discussion of the HOA website. Shawn will get an invoice to PPS to pay to move forward with the website.

Other Business – NONE

New Business

Resolution: A motion was made and seconded to approve the resolution to adopt the new ACC guidelines. Motion passed 100%. PPS will get Joe to sign the resolution and send it to the attorneys for recording.

Covenant Change: The Board discussed going door to door to get additional proxies. The Board will do it this Saturday from 11 to 1 pm. PPS will have 250 proxies ready along with the list of homeowners who have already submitted their proxy.

Overwatering: There is a homeowner that has been overwatering. The Board needs to make aware not to overwater so that it is running down the street. The Board will notify the homeowners in the newsletter.

Vacant Lot: The vacant lot on Flora is not being maintained and PPS has sent letters but they have been returned. After some research, they have a PO Box in Fort Collins. PPS sent final violation notice to the owners to clean up the area.

Greenscapes: There was discussion about who is monitoring the work that is being done by Greenscapes. The Board members do check the work, then further discussion on what is going to be done with the new lot. This will be discussed further for the Spring.

Board Member: Nicole made a motion to remove Dawn from the Board and the motion was seconded. There was discussion about reaching out to her which has been done with no results. Motion passed with one abstain.

Dumpster: The Board discussed getting a dumpster for this season on November 12th. It was brought up about using a local company. PPS will contact the company to see if it is a possibility and what the prices are for that day from 8 am to 1 pm.

The Board of Directors went into executive session at 7:35 pm, the Board came out of executive session at 7:40 pm.

The Wellington South Board of Directors meeting was adjourned at 7:45 pm. The next meeting is scheduled for December 21, 2016 at 6 pm.

Respectfully submitted,

Sandra Oldenburg
Vice President
Poudre Property Services