

T H E W E L L I N G T O N N E I G H B O R H O O D



2020 Wellington Annual Meeting Minutes

Thursday, November 19th – 6:00 PM MST

Remote via GoToMeeting

I. Call to Order; Determine Quorum

Quorum was met between the homeowners represented both via GoToMeeting and by the proxies returned before the meeting.

II. Review GoToMeeting Protocol

Brett Gunhus advised attendees of standard protocol and how to locate and use the chat feature for any questions or comments.

He also reminded attendees that the voting for Board election was being conducted fully online and would be open until the end of the annual meeting.

Steven Frumess introduced the Alpine Edge staff present and provided the contact information. The best methods of reaching out for HOA concerns is by contacting HOA@AEPropertyManagement.com or 970-453-2334, extension 3 for HOA and option 5 for the 24-hour emergency line.

The Board members present introduced themselves.

III. Old Business

1. Approve 2019 Annual Meeting Minutes

The minutes from 2019's annual meeting had been distributed to the owners on Wednesday, November 18th for review. There were no suggested edits or changes to the document.

Ian Hamilton motioned to approve and Christine Britton seconded. The motion passed unanimously.

2. 2020 Maintenance Review

A. Common Area Maintenance

Steven Frumess reviewed a number of maintenance projects that took place since the 2019 annual meeting.

- Seven new permit holders, including 2 new ones with posts and signs at end of Stables by the roundabout, were added or installed to replace damaged holders.

- Three broken dog poop bag dispensers were replaced. There are still three more to replace. They will be ordered soon.
- Various broken pickets were replaced.
- Drainage basin improvements by the bridge and Ian's house was completed.
- Sidewalk extension at the pedestrian bridge to Queen of the West Rd was completed.
- Vern Johnson Park enhancements by Neils Lunceford is nearing completion.
- Rail staining at Rodeo & Bridge St Bridges was completed.
- Trash clean-ups at Farncomb Green and by the lower detention basin were completed.

A question was asked about the empty Lot 8 on Bridge St. Management has been informed that the developer has landscape plans for this area and the appropriate Town permit are being pursued. Management is planning to complete large mulch installation as the mulch looks tired and weed barrier is showing. This will be completed in 2021.

Steven Frumess also add all homeowners must maintain their properties in accordance with the common areas that are being maintained by the Association. Yards should look kept and maintained.

B. Landscaping

Steven Frumess reviewed the landscaping contract.

- Service begins late May and runs through mid-October. Exact dates are subject to weather, but this schedule is rarely deviated from to much degree.
- The irrigation services consist of spring turn-on, inspections, schedule monitoring, and winterization or irrigation blowouts before winter. Due to a number of concerns, the irrigation was inspected more frequently than just the typical mid-season inspection this year.
- Pruning services include trees and shrubs that are within the common areas.
- Mow and trim of all common areas once per week. The common areas would be the greens, Central Park and Vern Johnson Park which is at the entry of the Wellington side.
- Aeration of all grass common areas which consists of all greens and Central Park. This is completed once per season.
- Fertilization of all grass areas twice per summer.
- Spray for broad leaf and noxious weeds. This is on an as-needed basis. Generally there are two sprays for broad leaf and one spray for noxious weeds per year.

C. Irrigation

There were quite a few issues with the irrigation system this year, many which seem to be the result of owner involvement to some extent.

A damaged electrical pedestal on Bidge St. effected multiple greens for first half of June. This was possibly damaged due to snow removal from the prior winter.

Alpine Edge reminded owners that the Association is following the Breckenridge watering conservation policy. The system does not run every day. The system is getting older and breaks will occur, but please do not try to fix them yourself. Notify Management and they will coordinate with the irrigation

contractor. If owners notify Management with a good description of the issue, this will ensure that it will get resolved timely and properly.

Neils Lunceford has declared that they will no longer provide irrigation services for Wellington. They advised that they lost some staff and feel their irrigation services may have been misrepresented by owners. Several times irrigation valves were opened or closed, programming was altered, or program boxes were broken into and the Neils Lunceford staff has denied any involvement with these alterations. Alpine Edge will put out contract requests for irrigation and landscaping services for 2021. Wellington's irrigation system is comprehensive and difficult to maintain, so not too many landscaping will be capable of handling this size community.

D. Snow Removal

Alpine Edge reviewed the scope of the snow removal contracts.

Snow plowing is contracted from November 1 – April 1 and shoveling is contracted from November 15th – April 15th. The contracts state they must report for maintenance if there is 3" or more in snow accumulation by 12:00 pm on any given day. Main plowing of the alleys is to be completed for the entire neighborhood before 9:00 am.

This year, the contract includes shoveling of the pedestrian bridges before the greens.

3. Policy Review

A. Parking

Reminders: Rule #9 of the Association Rules & Regulations state the following for guest parking:

GUEST PARKING: Guest parking is for our guests and Town of Breckenridge guests. Please respect this so we have ample parking areas for visitors. All vehicles that utilize Guest parking must fill out and make visible a neighborhood approved parking pass which can be found in an enclosed box in each Guest parking area. All vehicles that are parked in Guest parking must be moved every 72 hours and/or when there is snowfall of 3 inches or more in order for the snow removal contractor to clear the parking areas of snow and ice. All violators are subject to ticketing and/or towing.

Alpine Edge does a drive-through once-a-week and checks windshields for these guest permits. If any vehicle does not have a permit completed recently on their dashboard then they are at risk of receiving a citation.

The purpose of this rule is to ensure that Management knows who is parking within the neighborhood along with the time periods they are making use of these spaces in efforts to ensure that outsiders are not using these and that owners are not constantly dominating them.

Rule # 8 states:

Please be courteous. Resident vehicles must be parked on an approved parking pad or in a garage. It can be difficult for some Owners to access their garage and parking pad if a neighbor is parked in the pan/apron across from an Owner's personal parking area, as well as for plow trucks and emergency vehicles to do their jobs. Parking in grass, garage apron, open space, or

private snow stack area is not allowed. No vehicles of any kind may be parked within the Private Alleys.

B. Collections – Steven Frumess

The Association shall impose on a monthly basis a \$20.00 late charge for each owner who fails to timely pay his/her monthly installments of the monthly assessment within 20 days of the due date. This late charge shall be a “common expense” for each delinquent owner. Interest at the rate of 21% per annum pursuant to the Declaration and Colorado law shall accrue on any delinquent assessment, fine or other charge from the due date without further notice to the Owner. Interest will be added to the owners account on the last day of the month in which the assessment becomes delinquent.

As of this week, the Association has only one account that is almost two months overdue and two other accounts that are two months over due. Considering that Wellington & Lincoln Park contain 282 units, this is considered good standing and Alpine Edge thanked the owners for their timely payments. Management was asked to allow online credit card payments and was advised Alpine Edge is working on adding this function, however, it is not available at this time.

C. Owner Responsibilities

Junk in yards and other Design Review infractions are taken seriously by the Board of Directors and Design Review Committee. Wellington is a grid system suburbia. It's important that every owner contributes with the upkeep of their home in order to keep this Association's integrity.

Owners' lots are the sole responsibility of the owner.

Safety protocols have also been taken very serious after a tragic accident a few years ago. If owners see trees obstructing signs, please contact management.

4. Design Review Process

Leigh Girvin briefly reviewed the Design Review Process for the Association. There were a number of submissions this year that were unprecedented or not written into the guidelines. We expect to see additional similar requests next year, so the Guidelines and review process will likely experience a few changes before next spring. These will be brought to the Board of Directors and announced to the owners before they go into effect.

IV. New Business

1. Reserve Study & Upcoming Capital Expenditures

Steven Frumess reviewed future reserve expenditures and explained how the operating budget is created based on a combination of routine expenses and future capital projects. All common area components (alleys, drainage pans, trellises, etc) and their life spans are taken into account for this.

2. Review 2020 Year-to-Date Financials

Alpine Edge reviewed WNA's actual expenses for the year from January – October. Some expenses, such as the total for Neils Lunceford irrigation services have not yet been invoiced.

Financial reports are sent to the Board Treasurer on a monthly basis.

3. Ratify Board-Approved 2021 Operating Budget

Robin Dew, Alpine Edge's HOA Accountant reviewed the 2021 operating budget which has been approved by the Board of Directors. He went line-by-line and explained each line item, focusing on any that varied slightly from 2020's operating budget.

There were no questions after this explanation, and the motion was made, seconded, and carried to ratify this proposed budget for 2021.

V. Open Forum

Board President Ian Hamilton closed with a message to the owners. He referenced the fact that this year came with its obvious difficulties, and that it's times like 2020 that a community such as Wellington Neighborhood should feel compelled to come together – in a figurative sense – and find ways to serve their fellow neighbors however possible.

This sentiment was appreciated by the owners, some of which subsequently reached out to Alpine Edge to request a recording of this virtual meeting for these closing minutes. Owners can contact HOA@AEPRopertyManagement.com to request the recording as an .mp4 video file.

VI. Adjournment

The meeting adjourned at 7:20 PM MST.