

# THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

## WELLINGTON BOARD MEETING MINUTES

Wednesday, January 19<sup>th</sup>, 2022 – 6:00 PM MDT

*Virtual via GoToMeeting*

### Wellington Board of Directors

*Officer Roles TBD*

- Megan Matza
- Duke Barlow
- Laurie Collins
- Christine Britton
- Matt Brewer
- Ellen Brown
- Mike Zobbe

### Alpine Edge Representatives

- Brett Gunhus – HOA Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

#### GoToMeeting Access Instructions

Join the meeting from your smart device:

[www.gotomeet.me/AlpineEdgeHOAMangement/wellington-board-meeting](https://www.gotomeet.me/AlpineEdgeHOAMangement/wellington-board-meeting)

Or you can dial in using your **phone**:

United States: [+1 \(408\) 650-3123](tel:+14086503123)

### **1. Roll Call; Determine Quorum**

The meeting was attended by all of the Board of Directors as well as the Alpine Edge management team listed above. There was a motion to begin made by Christine Britton, which was second by Michael Zobbe.

### **2. Determination of Officer Positions**

The bylaws were sent to the BOD before the meeting via email for their review. The officer positions to be determined were President, VP, and Treasurer. The remaining BODs will be considered Members at Large.

President: The president shall preside at all meetings of the Owners and the Board of Directors; shall see that orders and resolutions of the Board of Directors are carried out; shall execute documents on behalf of the Association.

Christine Britton was appointed the position of President

Vice President: The vice president shall act in the place and stead of the president in the event of his or her absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of the vice president by the Board of Directors.

Megan Matza was appointed the position of Vice President.

Secretary: The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and the Owners; keep the corporate stamp or seal of the Association, if any, and place it on all papers requiring said stamp or seal, if necessary; serve notice of meetings of the Board of Directors and the Owners; keep appropriate current records showing the Owners together with their addresses, and shall perform such other duties as required by the Board of Directors.

Duke Barlow was appointed the position of Secretary.

Treasurer: The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; sign all checks of the Association unless the Board of Directors specifically directs otherwise; keep proper books of account; at the direction of the Board of Directors, cause an audit of the Association books to be made; and prepare an annual budget and a statement of income and expenditures to be presented to the Owners at the regular annual meeting of Owners, and deliver a copy of each to the Owners.

Laurie Collins was appointed the position of Treasurer

There was a motion made to approve these individuals in these positions by Mike Zobbe, which was seconded by Ellen Brown. All in favor. None opposed

### **3. Annual Meeting Review**

#### **A. Minutes**

Brett informed the Board that the 2021 minutes were emailed to them via email and asked if any edits should be made before they are posted to the website. Christine informed AE that she noticed one typo in the last paragraph of the 2021 minutes. There were no other edits to be made at the time; however, Brett gave the Board another week to review and approve the minutes.

#### **B. Parking**

Parking did not seem to be as big of an issue as the Board previously thought it would be. Duke mentioned that there are areas of the neighborhood where there are frequent violators. Matt told the Board that when his daughter was in town, he was very aware of taking up a spot but while looking in the mornings, there seemed to be ample parking. Christine responded that it depends on where you are at in the neighborhood, it is not a big deal in her area but is in other parts of the neighborhood. Megan informed everyone that her area is bad about cars being parked in and blocking the alley, and it has become a nightmare trying to navigate the alley. The Board requested that AE be more on top of reaching out to people not using their designated parking places.

Christine said it is a double-edged sword because a couple of years ago, they were on top of it, but people would move their cars back and forth between spots when someone got on to them about being in one place for too long. Matt wants to know if winter may be affecting

the parking situation and Megan replied that it happens in her alley at all times of the year. Matt said probably time to send the owner a letter. Brett agreed and said we will send a letter to the owner. When the AE service team does the weekly drive-throughs, they will be taking note of the vehicles that are in the wrong places and will sticker them. If the BOD wants AE to change its protocol, that is a discussion to be had. Brett showed the Board the bid he received from BreckPark - Interstate Parking saying they are willing to monitor the area. They see taking on this contract as a revenue generator, which makes sense for them. Before he left the Board, previous BOD president, Ian Hamilton, recommended that information not be advertised to owners. The idea is that one spot in each area will become a permanent spot for purchase by owners. AE offered to invite them to be at the next meeting if the BOD wants and can get a new proposal from them by that time. Megan and Ellen had concerns regarding the possibility of having to reserve and pay a fee in advance for a guest spot. Brett agreed and informed the Board that not everything on the bid is accurate, so will need an updated proposal. Duke said that it would be a good opportunity to have a productive conversation. Megan would like to see an updated document along with Ian's notes. Brett will try to get something as soon as possible for the BOD to review.

Mike Zobbe said he gets questions about the process of deciding if we were to go to a fee-based parking spot on each green, specifically what is the need to have a third party come in to manage it? Is it due to AE not being able to handle it? Brett informed him that most violations occur overnight, and AE does not monitor after hours. With BreckPark, The Association would have a more regulated system with some type of signage or QR codes. BreckPark would be able to easily drive through to check, where AE would have to physically check every parking permit. This is something AE would not be able to provide unless there were substantial fee increases and internal service process changes. Matt inquired whether BreckPark would be able to enforce the alleys as well. Brett believes they would be able to do that. Megan requested that Brett be sure to ask BreckPark about this. Christine asked if they do private neighborhoods. Brett is not sure but thinks so and will run it by them.

Matt asked if Brett heard back from the Postmaster regarding cluster mailboxes, but there has not been a response yet. Other Associations that AE services are asking to do the same thing but on a federal level and they are not getting funding. Wellington has a greater possibility, but the Post Office needs funding to get the correct equipment.

C. Future Elections – *Potential of 3<sup>rd</sup> Party Ballot Counting Service, etc.*

At the Annual Meeting, David Rossi asked if we could use a third-party ballot system for election voting in the future. Brett mentioned we have been doing an online ballot for a few years now and it gets smoother every year. Christine doesn't think anyone will hack into the Wellington website to vote for a neighborhood election, but if it will make owners more comfortable, we should do it. Duke offered to reach out to David to discuss this matter further. There were some gripes from Sean Fitzsimmons about the website and the lag in getting it updated. AE acknowledged this and has been more on top of getting the website updated. Sean also wanted to include a tool, so all submissions are uniform. Brett said there

was value in what he was proposing but the issue would be if he went against the DRC and didn't include them in his creation of the portal.

#### D. General 2021 Meeting Comments

Christine thought the Annual Meeting went well. Parking was a big topic and took a substantial amount of time in the meeting. Megan is interested in seeing the heavy opinions about what we should be doing with reserve funds. Laurie said if the owners want to change the purpose of the park, it would be a special assessment not a pull from reserve funds. Megan is interested to know if the Association did change Vernon to a dog park if insurance would change too due to dog bites.

Brett reminded owners that they could join the BOD meetings, but no one has joined. Board meetings are open to all, and dates are posted to the website. Brett asked if there were any new proposals that the BOD picked up on. Duke said that he picked up that people think Lincoln Park costs more than Wellington in maintenance fees. Laurie said we don't split our costs into classes, everything is even. Christine thinks it is due to the new landscaping at Wellington and having to use more water so it may seem like Wellington has more money. Brett agreed believes we should inform owners that we don't break it down that way and there are no benefits to one side getting more than the other; it is all one neighborhood. Megan also mentioned that the dues are reasonable, and she hasn't heard anyone say that the dues are being split unevenly between the neighborhoods. Brett mentioned that inflation, nationwide and even just in the county, has increased and BOD has been able to keep the dues flat. This is rare and if any owners would like to express their concern, Brett will explain this notable feat.

#### 4. Snow Removal Review

AE addressed the issues in the narrow alley near Leap Frog Green and asked Megan if it improved. Megan said we haven't had a lot of snow recently, but it has been fine since then (under the circumstances). Christine noticed the shovelers have been focusing on the bridges super early and a lot of the time the concrete is dry. In her opinion, they have been crushing it. Megan agreed and added that the shovelers are doing an awesome job with greens too. There is some concern on the LP side. A mini plow is being used to scrape the sidewalks and owners noticed it is ruining the grass on either side. Mike agreed and said he has noticed the same thing. To get to the concrete, they are taking out some of the sod. He thinks once the snow melts it will look pretty bad. Christine mentioned that this is occurring on the main sidewalk from Bridge Street to Duke's house. Duke suggested putting up signs so they are aware of the issue and can mark out where they should be plowing. In the 2020 meeting, owners requested that shoveling begin earlier in the year. Brett said pulling the contract forward a bit may have helped but also could be due to minimal snow. Mike said using the mini plow is very efficient but thinks the plow may be wider than the sidewalk. Brett will have a discussion with Elco to have this remedied. Matt said once everything melts, there will be plenty of evidence.

Brett informed the Board of the situation at 88-Midnight Sun regarding the owner plowing the snow into the alley. AE has reached out and asked Better Views to make sure that full driveways are clear. Christine noticed that the shovelers are very open to helping owners out if you they out there shoveling. Megan wants to know whose job it is to keep the fire hydrants clear. The fire department issued reminders to make sure the fire hydrants remain clear. Brett thinks it is something we should at least make sure they are identifiable but open to the idea of owners “adopting” a fire hydrant. He believes it is likely an HOA thing so will want to address it with Better Views. Mike thinks, no matter who oversees it, they should take care not to push the snow up against the fire hydrants. Brett reached out to RWB to see if they had any information to pass along and the President of RWB (Jim Brook) said he was happy to ask around and see what suggestions they may have. AE could have them join the next meeting and Brett will also reach out to the Town and see what their advice is on handling this. Megan informed AE that in the alleys the snow piles are mostly on the left-hand side when they should be filling up the right side first to avoid the hydrants.

Brett asked if there are any areas in the neighborhood the BOD has deemed safety hazards. Mike thinks there hasn't been enough snow for it to be an issue.

Matt requested that if AE is going to be sending out parking notices, to also ask owners to check and dig out their gas meters from the snow. The Board agreed with this sentiment. Snow or falling icicles can damage meters and result in major damages. Megan suggested drafting a winter memo with all this information.

#### **5. DRC Discussion – *Enforcement, Fines, Rulemaking, and Guidance***

Brett spoke with the DRC regarding their November meeting. It started with a review of an owner's proposal which brought on a greater discussion about the town incentivizing things that the DRC doesn't want to incentivize themselves. Parking had a big thing to do about it. Parking has become an issue due to more demand but supplies not increasing. If any projects come in about parking, the DRC sees it as a benefit for the community. The more parking the fewer cars in the guest spots. Brett offered to invite Leigh from DRC to the next meeting.

Megan believes a discussion should be had with the town. If the town is approving everything and the DRC isn't approving anything, it makes the Association look like the bad guys. Brett said if the DRC is to approve these projects, it will set a dangerous precedent. Duke recommended talking to the DRC first and Interstate Parking second. This is all predicated on expanding housing but having expanded parking spaces as well. Both topics will need to be on the agenda for next month. Christine mentioned the idea of a “bonus room” and renting it out as a studio to be affordable housing. Duke replied that in the LP neighborhood, you can't build a bonus room without also providing a parking spot for it. Megan thinks this is a rule in phase 2 – Lincoln Park but not phase 1 – Wellington. It was agreed that a DRC member should be at the next meeting to help flesh out details and requirements.

Ellen would love to try to support additional parking for the Town but knows what a nightmare it is. She would like to know many spots do we need to accommodate residents that are already here?

Providing parking for the Town would be adding density to an already dense neighborhood. Almost doesn't seem fair.

Matt would like to reach out to the DRC and see if they can identify any other spots in the neighborhood for extra parking. Brett said during his research for cluster mailboxes, there were two spots pointed out on the map that could be good. He will look at his notes, relocate those spots, and pass them along to BOD. Megan mentioned the workforce housing being built near town and wondered how they will be handling it. She is curious to know if the Association expanding density is the correct solution or if it is even worth it. Mike was interested to know how many owners are renting their garage apartments out to workforce housing. Brett told him that AE does not record that type of information. Megan informed the Board that the Town is adding to the resale value of those homes renting out to workforce housing. She wondered if they did the same in the HOA, how many applications would they get? It was agreed that it would be very popular. The BOD wants to add to DRC guidelines that if owners want to add a bonus room to their home, they need to provide parking for that unit.

Mike asked AE about the process for the HOA if they wanted to amend the Rules and Regulations to state these things. Brett informed him that edits would need to be made to the DRC guidelines specifically. It is unsure whether anything can be done to homes that were built in the past. the BOD and DRC must be sure to be on the same page then present to owners – this can be done with a simple Board vote.

## **6. General Board Comments**

The date of February 23<sup>rd</sup> at 6 pm was proposed to the Board for the next BOD meeting. All BOD members approved of this date and time. Brett reminded the BODs that if there are any items they want to be discussed at the next meeting to forward those topics to the HOA email.

Mike would like to remind owners in the neighborhood to pick up after their dogs. Brett informed him that dog poop bags were filled last week but some are low so AE will restock them. It was agreed to add this to the winter memo to be sent out to owners.

Christine informed Brett that the car she emailed about was moved today so no need to tow.

## **7. Adjournment**

There was a motion to adjourn by Christine Britton, which was seconded by Duke Barlow. All approved.