

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



B R E C K E N R I D G E ♦ C O L O R A D O

WELLINGTON BOARD MEETING AGENDA

Wednesday, September 8th, 2021 – 6:00 PM MDT

Alpine Edge Office - 130 Ski Hill Rd, #130

- and -

Virtual via GoToMeeting

Wellington Board of Directors

- Ian Hamilton – President
- Megan Matza – Vice President
- Duke Barlow – Secretary
- Laurie Collins – Treasurer
- Christine Britton – Member at Large
- Matt Brewer – Member at Large
- Ellen Brown – Member at Large

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Robin Hoffmann – HOA Administrator

1. Roll Call; Determine Quorum

The meeting was attended by Ian Hamilton, Christine Britton, Matt Brewer, Ellen Brown, Alpine Edge Representatives

The meeting started at 6:07. There was a motion to begin made by Christine, which was seconded by Ian.

2. Review of Recent Call Up Hearing

The procedure is now in place.

3. Ceres Irrigation Audit Project

Initiative and they proposed. Steven – we scared them about how much time irrigation would take. WE wanted to set expectations. Stayed on top of it enough their allocation of hours was less than budgeted. Have leftover hours would like to utilize, about 57 hours. Review all headcounts, types, that need corrections, then audits common branches to individual areas and let us know. Hopefully, the goal would be to reach out to see who wants their own. Would help with pressures and gray areas tying into

the common area. Start with volunteering, then actually come up with a game plan requiring something. We need the knowledge for \$4300 in addition to fixing common areas as well.

Ian – planning on using all those hours? Steven – that is what they have planned. They feel confident enough hours to get a full plan. They budgeted for it so we can just do it. News is not an extra billable above budget. Something we can present at the annual meeting.

Ian said since we budgeted for it and they are willing to do it, go for it. Steven – going to try to do it before the snow on the ground.

Ian made a motion to approve, and Christine seconded.

Brett – easy to decide on a good idea but look for any data points. Maybe an extra piece of data we would want...

Ian – this should save water the bigger picture by knowing what is working and not.

Ellen asked about things getting repeated. When you turn on our alley, there is they have never been able to pave that area correctly turning in. you go into a hole in the snow. Ian said they didn't pave it wide enough. Christine agrees.

4. Brief Review of Breck Parking Proposal

Brett – looking at what they sent, and we can get it to you before the meeting but didn't. didn't nail the scope.

Ian – why an outside resident? Ian said he thinks their original conversation got handed over to someone else because the proposal didn't match up.

Brett – this is what they gave us first and was pretty far off. They are interested in something for outsiders to possibly park too. Board thoughts? Ian wanted to confirm several spots, Brett said he thinks 143.

Ian thinks they missed it but the management fee on the bottom talked about a minimum of \$1500 a month. We could cover that with 50 spaces. I don't want us to make money off this, this should only cover the management fee. Board decides on a monthly fee to keep them, then that is what we should do.

Matt – if we did 25% that would be more than enough to make it worthwhile. Prob more than 30 people that rent but parking needs to be enforced. Have those signs every 4 spots.

Ellen – what about the other 75%? Unfairness? Matt said someone has to manage it. If running for housing, someone is going to have to get the spot.

Ellen – we haven't done this ever. I look at someone that has teenage kids or someone who has a business. All of a sudden, they are going to have to start paying. Struggling with the \$1500 a month mgmt. fee. Could AE not do it? Seems going to be a cost to other people steven – they are better equipped than ae to handle parking. We have emergency on-call people for it, but we do not have after-

hours people. Ian added that we need enforcement and if can't be done at outside hours, then maybe can't go with them.

Matt said it is TOB parking and we are supposed to be managing it and we are not. Ian said good questions. Does the association hire someone part-time? Steven said for \$1500 a month we can't take someone on for that. Ellen said she was doing her math wrong. Ian also mentioned a little bit of someone shouldn't be running their landscape business out of their home in wellington. This may be a way to change behavior. You have to scan a QR code in their system. If you park there, you get a ticket.

Matt – if we do charge higher could that money go into fixing the areas where the cobble is so dangerous.

Ellen is still stuck on the 25%. We need to do some sort of survey. We need to send something out. We will formalize, create permitted parking, if you or your family utilizes guest parking you will have to pay for it. We need to know how many we are looking at. Steven said like a pre-registration. Christine says you rent for workforce housing; you get a space.

Board agrees this should not be an option for the people that don't park in their garages because they have all their stuff in their garages. Ellen – have to have a permit and company enforcement. Then the person may finally clean out their garage. We need to determine WHY need spots. We have to sort it out. Steven – owners will scrutinize if not addressed. Matt says we have to make it clear that 50% of parking is owned by the top.

Ian – wants to do a survey, but we need to hear more from breck park to know if they will be able to do this. Brett will tell them we have to have this before the next meeting. Think to get Rick involved again.

Ian – did we find out the term of the contract? Brett is not sure. Ian said we have to see their stuff. Find out from breck park, then maybe have a draft survey for the board to look at. Could send it out a survey and have data to talk about an annual meeting.

A. Scope of Services

5. Annual Meeting

A. Date & Time

Thursday, Nov 18th tentative 5:30. The board here wants GTM only. Brett will toss it to the rest of the board for decision. Brett is going to list all board members to elect as a proxy.

B. Board Election

i. Proxy Protocol – all Directors listed

6. General Board Comments

The next Board meeting is on October 19th

Steven – we will want to talk about savings from paving, mulch, and landscaping we did... we have to be careful about dues. Board agrees we are not going to lower them.

Ian – Hamilton(?) they want to turn two-car garage into carriage room. They want to move their mother there. They asked for an increase in density because of the duplex lot. Town said yes. The town looked through Wellington docs for additional unit parking. This falls on me because a couple of years ago Mickey mentioned additional unit parking on a WDRC thing. Think about adding this. Add it to the rules and regs. We have to do this moving forward. Mayor says this is the only one like this. This is only one that has happened because of who they know. Another part of that heard they get a break on deed restriction, but they are not. Town not giving them anything. Not sure what DRC will say on this, but it has to go through this.

If we are going to do workforce housing, the parking program may affect it. One way to control future density. When we have a parking program and they have a permit, they could see doing it. Some people on the board want to encourage building additional units and figure a way to incentivize, but super sticky stuff.

Brett will mention this to DRC and feel it out.

The next meeting invites DRC to discuss.

Matt – who chose the brown color. How did they choose this color when doesn't match anything in the neighborhood?

Jeff kept putting in requests to have the port-a-potty removed, they finally removed it and tried to charge him extra.

Brett said Angela Brownley's house complained about the Midnight Sun owner going to trim their tree.

Steven had Ceres go spray for noxious weed along with stables.

Working with Juliana – staggered Capex landscaping plan to get the landscaping up throughout the neighborhood.

The Board agreed that the neighborhood looked nice.

Elco is ready to do plowing for the season. Steven just found out his guy is breaking off, because Elco would need him for the shoveling, not using AAA. Steven going to get together with Elco and this guy. Get this figured out.

The irrigation blowout will be in the next couple of weeks.

Parking rule and survey priority for next meeting.

Matt – will be haters every year. Some irrigation running every day, some areas along the road look great. Some greens are dry. The central park looks horrible, but David's lot gets watered every day. Watering rocks and dirt.

Ian said the survey should get some info on all the timers.

Matt wants to know about water use by residents. They used fine turf versus bluegrass. If it goes dry it doesn't have endurance and can't take foot traffic. Christine says one looks great; others look terrible. Trampled when dry just keeps it brown. Dogs pee and trample.

7. Adjournment

Ian motioned to adjourn the meeting, which was seconded by Matt.