

# 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 MINUTES

Wednesday, January 13<sup>th</sup>, 2021 – 6:00 PM

*Remote via GoToMeeting*

### Wellington Board of Directors

*(2021 Officer Roles TBD)*

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

### GoToMeeting Access Instructions

Join the meeting from your smart device:

[global.gotomeeting.com/join/627099149](https://global.gotomeeting.com/join/627099149)

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

United States: [+1 \(224\) 501-3412](tel:+12245013412)

**Access Code:** 627-099-149

### Alpine Edge Representatives

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

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

All Board members and Alpine Edge Representatives were present, quorum was met.

### **2. Review of General Protocol for Board of Directors**

Management advised Board members if they have a topic that they would like to discuss at routine Board meetings that they please email it to Brett at least a day or two in advance so that it can be added to the meeting agenda.

- The next Board meeting is typically scheduled at the end of the current meeting.
- Laurie Collins receives the financials each month.
- Bylaws are typically the governing documents referenced.
- Management notes if any Board members are not present at the meetings and also saves proxies and votes from previous meetings in accordance with CCIOA requirements.
- Meetings are open to all homeowners unless the Board votes to enter a private executive session.

### **3. Determination of Officer Roles**

Steven Frumess asked if the officers would like to keep their positions from last year. They agreed with the addition of voting Megan in as Vice President. Ian Hamilton motioned for these positions to be accepted, Duke Barlow seconded, motion carried unanimously. The positions for 2021 are as follows:

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

Director positions are 3-year terms, Officer positions are on an annual basis. If a member vacates their position within their term length, a majority Board can appoint someone to finish out their term.

### **4. 2020 Annual Meeting Review**

#### **a. Approval of Meeting Minutes**

Ian Hamilton motioned for approval of the 2020 Annual Meeting minutes, Ellen Brown seconded. Motion carried unanimously. This document will be officially ratified by the owners at the 2021 annual meeting.

Steven Frumess reiterated Neils Lunceford had sent notice that they will not be renewing their annual irrigation contract with Wellington. Steven to meet with Ceres Landcare and 2V's following week for RFP. Ceres seems interested, 2V's is not sure they have the manpower.

Matt Brewer mentioned Thetford as the Association is in need of a good provider. Steven added that it will have to be a large contactor to handle the size of Wellington, some just do not have the staffing or equipment. Hoping to have bids in February. Ian Hamilton added we must consider the cost of a one-to-two-year learning curve, as dealt with when Lunceford came onboard.

Matt Brewer asked about the irrigation maps and do they belong to Neils Lunceford or Wellington. Megan Matza said her house was not even on the irrigation map, believe it was older and not complete.

Steven Frumess noted that there were individual homes that were connected to the Association waterline in old Wellington. Do we tell owners that if they break it, they fix it? Hopefully we will find a lot of savings in Reserves, do we look to do a major irrigation update since it has been since 1999?

Rick Holman called Steven Frumess regarding wanting to do cluster boxes for Wellington. They discussed some feasible locations and preferred one for Lincoln Park and one for Wellington. Rick said he would contact the Postmaster and would advise the Board. This has been looked into in the past but was raised again by new owner Sean Fitzsimmons.

Ian Hamilton mentioned that installation of cluster box(es) is many thousand dollars. If Town paves alleys, reserves could pay for the cluster boxes. Big question is location and want to talk to the post office about maintenance costs. Like idea but saw ones at employee housing and looked unmaintained with its doors hanging open without locks.

Board discussed options for locations, package boxes, ability to have packages delivered to door and other items. Board agreed to each write out questions they may have and have Management reach out to post office to get answers.

#### b. Pre-Meeting Processes – Proxies & Voting

Brett Gunhus advised Board that Sean Fitzsimmons had joined the virtual meeting. Sean had previously brought up proxy votes and concerned about the President getting the proxies for many people and even suggested that proxies are eliminated entirely. Steven Frumess noted that Management does have two checkboxes: one for President and one for Other, for owners to fill in any homeowner's name. Steven says this covers folks that don't know who else is attending but important we have a quorum to conduct business. Brett Gunhus included that proxies are helpful and required by the state. There could be the option of adding all Board members' names on the form.

Sean Fitzsimmons commented that it tends to feel like a president check box is easy out for people. Online voting was easy this year and that he doesn't like how much power that gives to the President. Ian Hamilton said that he understands & does not mind alterations to this process.

The Board and Management discussed several ideas of how the proxy form could be modified and the Board had varied thoughts on what they personally felt a proxy vote stood for them. Steven Frumess also added that an owner can turn in a proxy but can vote at meeting. Board agreed for him to speak to an attorney to determine legalities of what could be on the form.

The Board discussed how the Annual Meeting went using GoToMeeting and agreed to keep this as a function even when face-to-face meetings return.

Duke Barlow wanted to know more about how Management handles the online voting and proxies. Steven Frumess stated Management scans all proxies received and files them. AE walks through all proxies to confirm they are legitimate, counts all the votes received, cross checks for a proxy and online vote from the same owner, and double checks all totals. Then an additional review is done by another employee within AE to confirm results. AE does not charge for that.

Sean had mentioned that he wanted to see the totals for votes & proxies, which Management is happily able to oblige.

Board also discussed the bios that were circulated before the meeting and suggested possibly having a candidate forum, online if necessary, so owners could attend and hear what the candidates have to say about particular topics.

#### **5. Snow Removal Report**

Discussions were focused on the current view of how the shovelers and plow were doing. Board brought up the snow stacks blocking views on some alleys that access French Gulch. Also making sure the bridges and paths need to be cleared for the kids to get to the bus. Snow buildup in alleys causing bumps and some wind rows.

Steven said AE would work with plow driver to lower and push back the snow stacks on the left side of the alleys turning onto French Gulch, do a cleanup of the alleys for wind rows and ice creeping into the road, and stay on the shovelers about getting the shoveling of the bridges, paths, and greens maintained and timely.

#### **6. Possibility of Cluster Mailbox Installation**

Was discussed previously under Annual Meeting Review.

#### **7. General Board Comments**

Robin Hoffmann gave a brief update that parking is still an issue and there are certain greens that tend to be routine offenders no matter how many warnings they have been given. The Board believes some of this is related to high schoolers of owners that now drive and the problem is only going to get worse and the neighborhood ages. This will need to be a continuing agenda item throughout 2021 until some solutions can be determined.

#### **8. Adjournment**

Meeting was adjourned at 7:40 pm.