

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, February 17th, 2021 – 6:00 PM MST

Remote 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

GoToMeeting Access Instructions

Join the meeting from your smart device:

global.gotomeeting.com/join/568654573

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

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 568-654-573

Alpine Edge Representatives

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

1. Roll Call; Determine Quorum

Quorum was met by Board members in attendance through GoToMeeting.

2. Old Business

A. Follow-Up on Directors Election Proxy Requirements

Brett opened the meeting by reminding the Board that homeowner Sean Fitzsimmons reached out with frustrations that the voting proxies that accompany annual meeting packets indicate an option for President, making that seem a default option, though the proxy form does also include a spare for owners to write-in any other homeowner as an option. AE talked to legal. A lot of associations in uncharted territory lately due to Covid eliminating in-person meetings as an option. The way written, doesn't say have to be in person but assumption they would be. What we could do is on proxy have a box to check default to cover any in-meeting determinations. Then another box can cover election as well. Would cover some frustrations by owner last meeting for quorum but cannot impact election if wanted. Brett will circle back at

the Board meeting preceding the 2021 annual homeowners meeting to clarify what the proxy covers on form.

Ian says great idea. Voting online is great and can opt-in for election.

B. Snow Removal

Steven Frumess pointed out Breckenridge got 13" snow lately. AE followed up with all crews. Before that had them do another scraping of alleys/roads. Been keeping up with Elco per contract, not charging extra. Better Views is flexible and usually incorporates extras in contract. Megan Matza had reached out about left hand turns onto French Gulch. Had Elco take down the piles, still feel needs to do some more pushing. Improved but he said he would come out tomorrow and continue to push back those piles into easements. We want to make sure no obstructions and safe. AE advised Elco he should be using both sides for snow stacks and starting them on the right.

Steven added the shovelers doing good job on bridges, AE marked with AAA marked. AE has had to send them back out to clean up. Also, only few areas where snow stacks impeding into alleys. Had Elco clip ends of those to widen.

One or two comments about wind rows on their pads after big snow. AE sent Elco back out. Told him he can't store snow there if easement or personal property. As far as it goes, there are going to be some with a foot of snow. AE needs to make sure to follow up.

Elco comes out before town trucks. Wind rows get caused by town plow drivers. Steven stopped one to ask them to be cognizant and not leave those big wind rows. Steven thinks Association should not have to clean up Town's mess. Steven talked to Scott Davis and advised he had noticed Town plow driver wasn't turning blade at all. Intersections cross, so who should be cleaning that up. The plow driver told Steven that Elco should come after her.

Steven also pointed out Scott Davis did call AE to give notice before big scraper came out. Duke Barlow said the plowing has early so people can get out.

C. Landscaping & Irrigation Contractor Search

Steven Frumess reached out to numerous landscape companies in Summit County. Still talking to Neils Lunceford. Currently waiting to hear back from Jeff Lunsford. Steven is being told by most landscapers they have had staffing issues. No one wants to commit until they have better understanding of their staffing. Hoping to hear soon from Ceres, Neils Lunceford, 2V's and Thetford. This is seasonal work so waiting to hear back from employees. It has been nice having NL keeping them up to speed, had learning curve. They understand the Association's needs and/or expectations. We don't want to affect aesthetics because people will think AE not doing our job.

Board discussed possibility of having two contractors, one for landscaping and one for irrigation. Also, whether NL would share their irrigation maps for controller locations and whether the cost will increase with a new contractor or NL would stay *and* increase the price of current contract.

Steven Frumess stated his last conversation with Jeff at NL he mentioned if they have to increase price and do more site visits, then the Association may have to consider that. Wants to keep NL even if comes with higher price. Need to keep a certain standard. Bringing in new company is learning curve.

3. New Business

A. Alley Paving Schedule

Ian Hamilton suggested the Board look at schedule with Town for alley paving. He was listening to Town people talk the other day. They budgeted for 40% drop in tax revenue last year and still came up short. Forecasting same for this year. AE could maybe talk to town about pushing back paving of alleys for 1, 2, 3 years. The alleys are still doing pretty good and some on Lincoln Park side still almost new. Maybe make offer to push out. Steven stated they were scheduled for 2020 but Town pushed out to 2021.

Board agreed to have Management send out a nice and short letter to the Town offering to push out the alley paving, it could possibly give the Town 1-3 years and can hope the sales tax incoming could be better.

Also suggested to reach out to Scott Jackman and Scott Davis about grading project. Need to find out where they are on the project and their grading scale. Could possibly get them to grade alleyways in return for this and have an idea of where they are on grading scale, and how they are graded to get a baseline. Steven Frumess said he will reach out to Mark Johnson and will run draft by Board before sending.

B. Mailbox Installation Updates

AE received a list of questions from the Board members and sent them to the Postmaster. AE forwarded the responses to the Board.

Board noted some of the answers were vague, but the Postmaster did not sound un-supportive. Also issues with finding locations and Postmaster said if cluster boxes are approved, owners cannot have the boxes at the post office anymore. Most Board members stated they were about 60/40 in favor of the cluster boxes but still have questions.

Ian Hamilton suggested Board members drive by Blue 52 and take a look at the cluster boxes AE worked to get approved and installed over there for a visual.

Ian Hamilton wanted to know if the Board and AE could tell what Association land and Steven Frumess was said not at this point. AE does have the plats and are going on a zip drive. At this point can only consider what is common area in Wellington but could possibly get the Town to allow on their land. Duke Barlow suggested have USPS provide viable locations as starting point. Steven noted that Rick Holman is supportive of Wellington getting the cluster boxes and said he had already reached out to USPS.

C. Parking Policy Review

Management has reached out to several owners about abusing the parking policy and using them as permanent parking spaces for their extra vehicles. Have also been working long hours and are running through the Association later so owners know we are watching. Once the parking rules are fleshed out a bit more Management will reach out to all owners. Guest parking is still a little up to interpretation. Would like written clarity with possible fine structure. It leaves it open for owners to use as long as they move after snowfall. Management would like further guidance.

Brett pulled up #9 and noted the rules state that they need to fill out the permit, but no time limit and doesn't specify that 'owners' can't use guest parking.

Ian Hamilton pointed out the first line states guests and Town of Breckenridge guests, so that omits owners. Right now it is guest parking. Owners now have an approved parking pad or garage. So, the Board has to decide clearly who gets to park there, then time limit. Think the Board also needs to talk to town and get spaces our owners can use legally within our rules.

Steven Frumess agreed there needs to be a dedicated meeting to go over the plats. A lot are divided by common area, town owned or town easements and not cut and dry. Working with town planning Chapin LaChance. Chapin said he will create spreadsheet to say what each guest parking is, but this is not a priority for him. Hopefully, we don't have to survey everything to see how they break out.

Ian added he also looked through Declarations. Restrictions on parking is in rules. We can change the rules and figure out which way to go. Board needs a lot more information from the town before moving forward. Would like to figure out a way for owners to use some of them.

Board discussed some personal experiences they have had with trying to get approval from the Town or DRC for additional parking on their properties. Would like to find out exactly what the Town requirements are, as parking problems are not going to go away, and Board cannot look over this being an issue now and increasing in the future as children age into drivers. Board believes there should be communication between the DRC and the Board specifically to parking and DR guidelines/requirements. Would like to know how many owners requested additional parking space from the DRC and were turned down and understand why. Steven Frumess noted

here are meeting minutes, but AE would need to go through them individually. Brett Gunhus said he would reach out to the DRC to get some numbers. Ian Hamilton stressed that the rules need to reflect actual and communication with the DRC would be first step.

Megan Matza suggested that if changing or updating rules, then do not write them in a paragraph as some people skim. Should be done in bullet points. Also, the 72-hour part seems vague. Suggested considering a more definitive time like a week and owners could request additional time for a guest that will be here longer. Also need to have all the permit holders checked for information and compliance.

Steven Frumess said the benefit of current system, Management can call person on permit. Trevor was using the rules in a way it wasn't intended for, the rules need to be clearer. Noticeably clear intent, but people will use what they can against it and look for loopholes.

It was suggested that the rules could be added to the parking permit and the signature line that, by signing, they are acknowledging the rules. Also, a QR code could be used to link to the webize rules and regulations section.

Ian supports the rules should stay vague for now with gray area because we will have situations and it is mostly manageable right now. Doesn't want to rewrite rules till this is figured out.

Asked AE talk to Town, Board needs to talk to DRC, see if Town has wiggle room on parking on private property for now. We might can utilize these parking spaces of the Town, but Town has to be on board. Board will need this info first.

4. General Board Comments

Next Board meeting scheduled for 6:00 PM on Wednesday, March 31st.

5. Adjournment

The meeting adjourned at 7:30 PM MST.