

# 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, March 30<sup>th</sup> – 6:00 PM MDT

*Virtual via GoToMeeting*

### Wellington Board of Directors

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

### Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Martha Zaugg – HOA Administrator

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

The meeting was attended by Directors Christine Britton, Megan Matza, Laurie Collins, Matt Brewer, Ellen Brown, and Mike Zobbe. The Alpine Edge Property Management team listed above was also in attendance.

Homeowners at attended the meeting include Sean Fitzsimmons, Corrie Burr, Taryn Power and Zach Himmelman, and architect Tyler Moore.

### **2. Review and Approval of Minutes from BOD Meeting on 2/23/2022**

The minutes from the Board meeting held on 2/23/2022 were sent to the BODs for their review before this meeting. There were no changes proposed by the Board. Mike Zobbe motioned to approve the minutes, which was seconded by Megan Matza.

### **3. Old Business**

#### **A. Interstate Parking Meeting Date**

Martha informed the Board that the Interstate Parking meeting is scheduled for April 11<sup>th</sup> and 1 pm. Matt Brewer, Duke Barlow, and Ian Hamilton will be in attendance. Martha opened the floor to any questions from the Board for BreckPark. Ellen Brown suggested referring to older meetings where this topic was discussed at length and several questions were brought up.



Ellen asked if the Board ever received the data from the resident survey. Steven said the data was sent to the Board before the Annual Meeting; however, he is not sure if it was reviewed. He offered the recirculate the data for the Board.

**B. Corrie Burr Q&A**

Corrie Burr addressed the Board and informed them that the biggest question that she receives from owners is why the Town is looking to approve bonus rooms or what they plan to do. The Town is looking for different ways to promote workforce housing. The Town does not review HOA codes when reviewing plans for bonus rooms or carriage houses.

Ellen asked to hear more about density. Corrie explained that each property has an allotment of density stating how many people can relive on that property. Ellen asked if there was a density allotment for the neighborhood as a whole and Corrie said she would have to confirm.

Mike asked what the maximum theoretical density would be if the number of carriage houses and bonus rooms that already exist and how many that potentially exist are included. Megan's thought is that with the fluctuating population in the neighborhood (large families moving in, children of families moving out), there shouldn't be issues over one person being added to the population. Ellen agreed but said there may be more of these requests down the line, so the Board needs to decide if they support the Towns design to promote workforce housing. The more people that are allowed into the neighborhood, the more parking issues they will have. Mike mentioned that it is also a matter of what the design standards are in the neighborhood.

Ellen asked if the guidelines are accurate anymore if they want to support additional rooms being added. Matt agreed with Mike and Ellen and asked Taryn if she was aware that open market units were allowed carriage houses and deed-restricted units were allowed bonus rooms. Taryn said she did know about those design allowances and her plans were resubmitted as a bonus room.

Ellen believes it important that the Board does more research into the density limit in the Wellington neighborhood. Megan asked Corrie if the density was based on bedrooms or physical bodies. Corrie believes it is based on the number of people, which translates to 1.5 people per bedroom. Ellen asked about rent, and whether the Town would ask for these bonus rooms to be rent-controlled. Corrie said that it is rent capped and must be rented to the local workforce. The Town has also offered a \$50K addition to the resale value.

Matt said it is a fairness issue that he believes will be taken advantage of in the next five to ten years. He doesn't want the Board to be able to say no to someone but yes to another.

**C. Parking Pass Holder Replacement at Farncomb Green**

**4. New Business**

**A. 63 Bridge Street Plans – Bonus Room**

The Power/Himmelman architect, Tyler Moore, addressed the Board and presented the plans for the bonus room. He also pointed out inconsistencies in the DRB's response that did not



align with the design plan. He also pointed out the vague language in the Design Guidelines that does not line up with the DRB's response. He argued the reasoning behind the gable roof design and pointed out that no language in the Design Guidelines states gable roofs are not allowed. Megan thought the roofline was consistent with the other roofs in the neighborhood.

Tyler explained to the Board that the Town approved parking along with the design plans. Taryn said the Town is looking into the possibility of using the parking spots in the neighborhood for employee parking. Steven explained that there are certain places where the parking spots are owned by both the Association and the Town. Matt Suggested setting up a meeting with the Town to help solve the parking problems. Megan said at a previous meeting with the Town they gave the HOA permission to use the spots in any manner they would like.

Ellen believes the Association should go to the Town and request some of their lands be developed into parking. She advocated for the neighborhood by stating that the more carriage houses that go into the neighborhood, the more parking will be needed.

Tyler pointed out many other inconsistencies in the DRB's response that do not align with the Guidelines, including decks, windows, and dormers.

The Board requested the appeal process be sent to them for review. Martha said she would get it to them in the morning. Taryn said she will submit her appeal to Alpine Edge to get to the Board.

#### **5. General Board Comments *Determine Next Meeting Date***

Steven suggested setting up board meetings for a set date every month. Megan agreed but believe they should meet regarding 63 Bridge Street sooner. Matt would like a member of the Town to join the next meeting.

**The Board motioned to enter into an Executive Session at 7:51 pm.**

The next Board meeting date was not determined at this time due to not all Board members being present at the end of the meeting.

#### **6. Adjournment**

There was a motion to adjourn made by Mike Zobbe, which was seconded by Matt Brewer.

