

THE WELLINGTON NEIGHBORHOOD



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, March 31st, 2021 – 6:00 PM

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

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 348-971-789

Alpine Edge Representatives

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

1. Roll Call; Determine Quorum

Quorum was established with Ian Hamilton, Megan Matza, Duke Barlow, Laurie Collins, and Matt Brewer in attendance.

Ian Hamilton called the meeting to order at 6:01 pm.

2. Old Business

a. Snow Removal

Steven Frumess asked the Board their thoughts on how the plowing and walkway shoveling was going. Board was pleased the plow driver plows the alleyways first so owners can get out, then goes back to do the parking areas. Considering size of the neighborhood, doing a good job.

Steven noted Megan Matza's prior request about trimming down the snow storage at the end of the alleys onto French Gulch Rd. Management met him on site and explained where the issues were and to stack snow on the right side too, not just the left. Elco did a good job trimming them down and back but began storing snow on those same areas again. Elco explained he was getting push back from some owners. Steven reminded him that Alpine Edge is the management, and we would address those concerns, he should store the snow where

directed. Megan Matza suggested management send out information to owners in that area and tell them it is for safety turning onto French Gulch Rd.

Ellen Brown said good job on the alleys, but the snow stacks get very large and has to contact management to get them taken down. Steven Frumess said there is limited snow storage space, but management will keep an eye on the snow stacks encroaching into the road or blocking garages.

Some Board members noted the greens not being shoveled evenly or often so the snow builds up in layers. Has been a low snow season. Paths are not always defined and shoveling going through grassy areas instead of sidewalks. Steven noted that a massive wall of snow is left behind after the Town plows. Have had numerous conversations with the shovelers about how long it is taking them and not a good job. Believes some things are not communicated down to the workers in the field.

Steven would like to talk to Eldo with Better Views again about getting a shoveling crew together. Have used him before but he does not have the manpower. Steven believes he might can entice him with Wellington, as we are not happy with AAA.

Steven noticed a few cars in the way of the plow before and left a note, Elco said they moved when he came through.

Steven confirmed the shoveling contract ends 4/15/21 and the plowing contract ends 4/30/21. We can call either in for a one-off for a big storm after contract end date if necessary.

Conversation also addressed the lack of sidewalk equipment from the shoveling contractor. Suggested a company with different equipment.

b. Review of Recent Guest Parking

Steven Frumess noted it is kind of at stand still at moment. We need to get the guest parking allocation from the Town. Town offered but made clear low priority. It will be a project, but it has to be done as the first step. The Board agreed and asked Management to continue to speak with the Town. Board understands parking is and will continue to be an issue as children turn into drivers.

The Board asked if Management had heard back from the DRC regarding any discretionary denials of parking pad projects so that the Board knows if loosening restrictions might be a way to add private parking. Gunhus was told by a committee member that there were not many denials at all in the past few years – less than 3. It was agreed to invite the DRC to the next Board meeting for further discussion. The Board would like to encourage owners to consider

parking pads but need further understanding from the DRC on what grounds would be a denial and what the Town requirements are for the permit approvals.

Duke Barlow also stated parking at his house has not been great and the parking is a growing issue. Board should be considering how to manage the parking even after determining who the spots belong to. Would consider Breck Park overseeing guest parking areas. Could see what kind of agreement between the HOA and Breck Park could be done. Board still wants to pursue conversation with DRC also to see about owners being able to get additional parking on their lots.

The Board is looking to have consistency and communications with the DRC and the Town on requirements and expectations for additional parking options in the neighborhood.

c. Update on Landscaping & Irrigation Contractor Search

Steven Frumess sent the Board members the bid and it matches pretty much what was required. Management has scheduled an April 8th walkthrough with a few of their foreman, then late April with NL to point out irrigation to Ceres. Did get a map from Neils Lunceford and we have it on file. There will be a learning curve but more we can get ahead of setting them up for success, the better shape the Association will be in.

Board asked if Steven had contacted Neils Lunceford again and Steven stated he had talked to Jeff and nothing had changed, irrigation not an option for 2021.

Ellen Brown mentioned the article shared about the climate getting drier and would like to consider options down the road for less water usage for irrigation and hearty natural landscape options.

Steven Frumess added that part of issue is how Lincoln Park neighborhood was built. Sod grass requires a lot of water to root and take hold. Very relevant with drought and fires and need to think about, but how community was built, may have to get creative. Our biggest initiative first is a good with this landscape company. See how they do, then see how we could lessen water usage.

Matt Brewer would like to join the April walkthroughs with Ceres. Steven noted that Lincoln Park side we have to help Ceres to understand lot lines. Don't have surveys and fences. We will stake early part of the Spring. As soon as they make their mow parks, should pretty much be on target. If mow and trim on Lincoln and not on Wellington, we need to continue what we did with NL. Management may have to stay on owners to not let lawns die and keep out noxious weeds.

3. New Business

a. Alley Paving Schedule

Steven Frumess said Mark Johnston reached out to him. He said he would get back shortly. Steven made clear to Mark that due to covid, if the Town still has budgetary constraints, Board okay to push out.

b. Mailbox Installation Updates

Steven advised discussions on the cluster boxes is at a standstill at the moment. USPS here in Breck said they need special equipment he does not have. Seemed very open to having a route but cannot do without this equipment. Rick Holman was on the call, he wants to lessen people in post office. He is trying to push that. Rick would like to see what options there are for getting the equipment for USPS approved. Ian summarized what Breck's USPS said as the Town wants to prioritize lessening traffic at the post office. Nationally USPS does not do new home delivery anymore. Becoming prevalent to get cluster boxes. The postmaster may be stymied at federal level. Think eventually may come around. Board could be looking at it as it may happen or not. There are a bunch of places down in front range, they don't have parking spaces or anything, just stuck on the side of the road. Not as big a deal as he thought they would be. They just plunk them anywhere. Doesn't seem to be a traffic issue. Don't want to just stick in front of people's homes but may be able to plunk somewhere. Ian estimates could be six months to a year to get cluster boxes even approved by USPS.

4. General Board Comments

Ian Hamilton asked if Management look into QR codes for permits. Brett Gunhus said he looked into possibilities, and while the technology could be helpful, the question is more a matter of application. Part of the issue will be regulations on the parking and will they be different in different areas. Will not be difficult to institute but need to have definitive guidelines in place first.

Megan suggested building a Google form and the QR code could link to it, which Brett agreed with. Would be interested in seeing how it would look from the other side.

Ellen Brown advised the Board that she had spoken with an owner that had requested additional parking on their lot and was advised it was cost prohibitive as their home is deeded and would be a high cost to them to not be able to recover it if they sold.

A few Board members and Management were contacted by owners regarding fence height due to pets jumping or walking over the fences when the snow builds up. The Board agreed raising the fence height is not the answer and the responsibility falls on owners to ensure their pets stay inside the fence.

Ellen Brown also added that a few people had inquired about the old Wellington side being able to do carports like the Lincoln Park side. Ian Hamilton said he had talked to Micky Florio and that it is very difficult to stay within the Victorian design for a carport. That does not mean an automatic no, but very difficult from the design perspective.

Next meeting was tentatively set for Wednesday, May 5th at 6pm. Steven said AE will see if can get the DRC to attend also for discussions on parking.

5. Adjournment

Meeting was adjourned at 7:22pm.