

# 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 MINUTES

Wednesday, May 5<sup>th</sup>, 2021 – 6:00 PM MDT

*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

### Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager

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

Ian made a motion at 6:05 PM to open the meeting. Quorum was established with Ian, Laurie, Duke, Megan, Matt, and Ellen in attendance.

### **2. Old Business**

#### A. Snow Removal

##### i. '20/'21 Winter in Review

The snow removal contract ended 4/30. Any further plows required in May will be a one-off expense & service. Snow melts quickly now so it likely will not be required.

Matt Brewer suggested that we enter the contract sooner at November 1<sup>st</sup> rather than the 15<sup>th</sup> this year and other Board members concurred. Alpine Edge will reach out to the contractor about this & take the added scope into consideration when drafting the budget for 2022.

The Board is happy with the service from Better Views plowing, however the shoveling by AAA seems to have declined in quality. Steven informed the Board that Better Views is trying to put together the personnel to provide a shovel team for the next winter season which would be ideal.

ii. Damage Audit & Repairs

Alpine Edge conducts an annual audit of the fences & drives to record any damages done by the plows. This will be done mid/late May & expenses will be passed on to the snow removal contractors. Fence repairs will likely be contracted to Strategic Fencing.

B. Mailbox Installation

There has not been any movement on the mailbox topic in the past month, but it was added to the agenda to keep any interested owners informed. Alpine Edge will reach out to the local USPS Postmaster to see if there have been any updates.

**3. New Business**

A. Landscaping & Irrigation

i. Recent Walkthrough with Ceres

Alpine Edge conducted a walkthrough with both Ceres & Kevin, a representative from Neils Lunceford. Kevin showed the Ceres personnel valve boxes, equipment, and other nuances of the irrigation system to prepare them for the upcoming contract. Neils Lunceford provided Alpine Edge with a map of irrigation to pass along to Ceres.

Irrigation turn-on will occur after Memorial Day.

ii. Drought Impact

Megan asked if watering sooner might actually reduce the water necessary if the thirsty grass requires less “catch-up” that way. Matt agreed that the grass does enter drought dormancy, but initiating the irrigation before Memorial Day could be ill-advised with the ground often freezing overnight.

Ian asked if Alpine Edge would draft an owner communication to clarify this to the owners – that irrigation won’t be turned on for several more weeks, but any watering that owners are willing to do would be useful & appreciated. The message should also touch on picking up dog waste as the snow melts & the frozen waste becomes readily apparent.

Alpine Edge will draft that communication & run it by the Board before distributing to the homeowners.

B. Guest Parking

i. DRC & Private Parking Projects

Leigh Girvin & Brad Rochelle from the DRC joined the call to discuss private parking projects submitted by the owners to the DRC. As the demand for parking continues to increase, the Board was wondering if parking proposal restrictions could be loosened in order to increase the parking supply to meet the demand.

Leigh informed the Board that in recent memory, only 1 parking project proposal had been denied due to excessive dissimilarity from other parking projects as it proposed more spaces than any other that had been approved.

Ian asked if the DRC needs to review parking pad applications if the Town approves of a project. Leigh mentioned that the Town does not give the level of review that one may expect, and there are aspects such as retaining wall aesthetic that they do not consider. It's arguable whether they even review requirements such as snow stack allotment. The DRC advises owners to receive DRC approval before the Town is approached for their review.

Specific Town requirements for parking pads were reviewed. Pads must be:

- No less than 10 ft from property line
- 18 ft deep
- 25% snow stack (sq ft of drive)

#### ii. QR Code System

Brett presented on various ways that QR code technology could be utilized for guest parking spaces in tandem with or replacement of the physical temporary permits. Despite being an effective way to digitize the existing process, his ultimate recommendation was that implementation of QR code technology be set aside until the Board is able to determine a fully integrated update to the parking system such as adoption of vehicle registration throughout the neighborhood.

Both the Board & Management will pursue other improvements to the parking situation with the goal of announcing changes in time for the 2021 annual meeting in November.

#### C. Website Updates

Brett reviewed various housekeeping updates that would be made to the WNA website such as the renaming of the Hot Topics page to something more indicative of past issues, such as Past Topic Archives.

### **4. General Board Comments**

Ian asked for the Board's approval to cut the tree on his lot. The request was approved unanimously.

A Director mentioned that homeowner Corrie Burr had orchestrated a general dog waste clean-up and suggested that she be thanked in the upcoming communication to the homeowners.

The installation of dog bag *trash* receptacles was discussed but ultimately shot down by Board as the upkeep would be more expensive than the service was worth.

### **5. Determine Date & Location of Next Board Meeting**

The date of the next meeting was set for Wednesday, June 16<sup>th</sup>. Notice of Meeting information with GoToMeeting access details is routinely published to the Wellington website for any owners that may want to attend & participate.

### **6. Adjournment**

The meeting adjourned at 7:20 PM MDT.