

# 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, June 16<sup>th</sup>, 2021 – 6:00 PM MDT

Alpine Edge Office - 130 Ski Hill Rd, #130

- or -

Virtual 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/348670613](https://global.gotomeeting.com/join/348670613)

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

United States: [+1 \(669\) 224-3412](tel:+16692243412)

**Access Code:** 348-670-613

### Alpine Edge Representatives

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

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

Quorum was met with Ian Hamilton, Laurie Collins, Duke Barlow, Ellen Brown, Christine Britton, and Megan Matza in attendance. Alpine Edge representatives above, Juliana Maes (Ceres Landcare), and Kim and Tara (Air Stage) were in attendance as well.

### **2. New Business**

- A. Air Stage Presentation – Kim and Tamara

#### *Summary*

Tamara and Kim provided background on Air Stage and its affiliation with Breck Create and Breck Music. They were contacted by several residents within Wellington about interest in participating. The goals are for a community to take ownership of the event and volunteer coordinators within the community will oversee volunteers and marketing. Air Stage is already working with the Town, Fire Department, and CDOT for permits needed for event.

Concert will take place at Central Park in Wellington on July 8, 2021. Air Stage unit is self-contained and can provide power for up to four hours.

Air Stage will begin set up from 2p-3p day of. Sound check with artist Danial Rodriguez will be 4p-5p. Outdoor games and art station for adults and children will be from 5p-6p. Owners attending are encouraged to bring outdoor games also for everyone to be able to join together. Concert will begin at 6p. Owners are also encouraged to bring their own outdoor chairs, coolers, etc. Currently working with Town to determine if porta-potties are a requirement or just a recommendation.

The three volunteer hosts for the community are Kelly Owens, David Rossi, and Elizabeth Warren.

Attendees will be required to RXVP through Air Stage's system. Currently there is a cap of 250, however, if RSVPs begin to get close to the 250, the cap can be removed.

Attendees are also asked not to invite friends from all over the County, this event is meant to be a micro-local event for the Wellington owners.

Board requested a copy of the packet provided to volunteer hosts for their records.

Ellen Brown motioned for a vote on having this event. Board voted unanimously in support.

#### B. Garage Sale – Saturday, June 19<sup>th</sup>

Reminder to owners will be going out Wednesday evening or Thursday morning about the upcoming Wellington garage sale.

### **3. Cap Project**

#### i. Landscaping – Steven Frumess and Juliana Maes

##### *Summary*

All greens on old Wellington side were walked by management and Ceres. Several greens have barrier showing, weeds, vegetation, grass growing into mulch beds, mulch is decomposing and needs to be replaced, several bushes need to be trimmed.

Juliana Maes presented three options:

1. Summer 2021 – cut back all shrubs that look bad, spray to kill all grass, weeds, vegetation growing in the beds (except trees and shrubs), one week later install new mulch and cover with a pre-emergent.
2. Cut back all the shrubs that look bad, spot spray for weeds and dandelions, cut out the weed barrier showing, and allow nature to move forward in the beds.
3. Just cut back the shrubs.

She also provided information that was shared with attendees to assist in decision making.

Board asked for clarification on the spray and pre-emergent that would be used and how often spraying would be needed. Juliana advised the spraying would only be once, pre-emergent would be annual.

Also, can offer to all owners Ceres' High Altitude Turf program at a discounted rate and even if 20% of neighborhood accepted offer, it would increase aesthetics of the neighborhood. The program is 4 applications a year at \$95 each application. Can provide material for management to pass along to owners.

Juliana also advised all t-posts will be removed over this summer.

Some Board members added that the greens on the Lincoln Park side look strange from the mowing. Neils Lunceford was apparently mowing all of the fronts, not sure why. Now owners are confused about why theirs is not being mowed anymore.

Also concerned over the chemical spraying and would want owners to be notified early on to plan for it, and to know to keep people and pets out of those areas. Board noted some owners prefer natural look, native and organic. Others may not be able to afford to do the offered program. Steven noted this would be a Cap-X project and funds would come out of the Reserve.

Duke Barlow motioned to vote on Option #1 from Ceres. Motion carried unanimous.

#### ii. Irrigation Updates - Steven Frumess and Juliana Maes

Board, management, and Juliana discussed current irrigation, how to determine what is owner responsibility and what is HOA responsibility.

Juliana added that currently there are 4,433 controllers. Many owners have their own irrigation systems and backflows for back and side yards, but front yards tie to street. Recommends owners be able to install their own irrigation systems to cover their yards. This would get them off the grid and they would have controllers on their own properties instead of depending on the street connections. Steven added that the HOA was designed that if it is 'in your yard, it is your responsibility'. The controllers are currently supposed to be for common areas only, but some owners have tapped into the lines.

Steven and Juliana also spoke about the effect of the tap ins on the water pressure and water usage. One yard may be getting too much water while the next may not be getting enough.

Board decided front yards were HOA responsibility for now. Asked management to stay in contact with Ceres on repairs, determine if HOA or owner responsibility. Wellington will pay if in front yard, but address will be noted, and owner notified HOA paying for this time but owner may be billed in the future and encourage owner to move to self- controlled system. Management can work with Ceres on plan to migrate owners off HOA water lines. Juliana added best time to do is Fall, can start this year if anyone interested.

Motion to vote on new process for irrigation, motion carried unanimous. Management to begin tracking of owners that report repairs needed in front yards.

## B. DRC Challenge

A challenge to a DRC determination had been made & communicated to the Board, however Brett Gunhus advised everyone that the DRC challenge had been rescinded. Board discussed that there is no clear procedures in place should the Board need to address a challenge and need to develop them for future reference. Protocol will need to follow Design Guidelines for foundation, and perhaps Town call-up hearing guidelines could be set in place for anything that the Association docs don't take into account. Historical records for Wellington provide little insight on what was done in past challenges.

Management will provide some information from other HOAs of how their procedures are to assist in the process as well.

Duke Barlow asked if another resident could object to a DRC approval of a neighbor. Ellen Brown said it should all go back to guidelines. Onus is on the DRC to stick to the Guidelines.

### 4. General Board Comments

There was an issue with some Board members receiving the email communications about this meeting, and others not, which is likely due to an issue with the shared Board Google account. Management will work with Board members to determine if a settings issue within the group email.

Megan Matza spoke about her neighbor parking their boat in their pan in the alley for over 24 hours and it blocked her garage. Parking is out of hand and needs to be addressed. Neighbors will have friends over and they park in the alley blocking traffic, as much as five cars. Management will reach out to this owner to discuss alternatives.

Ian advised there is a meeting June 21<sup>st</sup> with Rick Holman of the Town to discuss parking spaces in the neighborhood. Megan Matza will join the meeting to be held at Alpine Edge office.

### 5. Determine Date of Next Board Meeting

The Board's next meeting will be held on Wednesday, July 21, 2021 at 6:00 PM MST. Attendees may join virtual on GoToMeeting or in person at Alpine Edge office.

### 6. Adjournment

Ian Hamilton motioned for adjournment; Duke Barlow seconded. Unanimous to adjourn at 7:45 PM MST.