

# 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, June 29<sup>th</sup>, 2022 – 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
- Brett Gunhus – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

### GoToMeeting Access Instructions

Join the meeting from your smart device:

<https://meet.goto.com/848892973>

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

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code:** 848-892-973

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

The meeting was attended by the Wellington BODs, as well as the WDRC. Wellington homeowner Brodie Boilard was also in attendance.

### **2. Review and Approval of Minutes from BOD Meeting on 5/25/22**

The May meeting minutes were sent to Board members before the meeting. There were no suggested edits by the Board.

### **3. New Business**

#### **A. WDRC Discussion**

Mickey addressed the Board regarding the Power/Himmelman project application. The DRC feels undermined by the Boards approval of this project. Leigh added that they see a lot of applications for projects where the standards are not clearly stated in the Design Guidelines. She pointed out the aspects of the Power/Himmelman design application that were not uniform with the rest of the neighborhood and the differences between a carriage house and a bonus room. Megan explained that the Board felt they had no ground to stand on when Tyler Moore presented his argument. Matt added that other properties within the Association slipped through the cracks and have the same design as the Power/Himmelman project.

Ellen agreed that the standards are not clear regarding the differences between carriage houses and bonus rooms in the Design Guidelines. Ellen stressed the importance of supporting the community, which is going through a housing crisis – especially if the Town is pushing for it. Megan informed the DRC that she spoke with a Town Council member to see where they stood with these housing situations. Matt added that in conversations with the Town Planner, he was told they could do that if the Association would like stricter policies than the Town.

Leigh informed the Board that the DRC obtained a copy of the Town’s Development Agreement and said it aligned with the Design Standards of the Association. Ellen was under the impression that the Board walked away from that meeting to meet with the DRC to fill the grey areas in the Design Guidelines, which Megan confirmed.

Leigh said we need a call-up procedure, and Brett confirmed that there is one in place as of last year. Leigh would like there to be a timeline added, as well as a formal notice to the DRC. Leigh said the DRC has been taking notes on the changes they would like to see in the Design Guideline; Megan would like to review them. The DRC presented another case where Tyler was arguing the committee’s determination.

Brodie Boilard addressed the Board/DRC, stating that it is unfair for the Town to put this pressure on an already dense neighborhood. She also questions whether there should be a cap on rent for these units due to being in a deed-restricted community. Megan confirmed that these units must be workforce housing and within the AMI parameters.

Megan asked if a Board member had the opportunity to sit in on the DRC meetings. Ellen suggested taking turns attending the meeting. Leigh informed the Board of their meeting schedule. The Board favored the rotation idea and agreed they should not have voting power within the DRC. The DRC informed the Board of the next meeting, and a Board member was picked to attend. There was a brief conversation about term limits and planning a Special Meeting to update the Design Guidelines.

Ellen asked the DRC if there was anything the Board could do to help in the meantime before the next meeting. Leigh would like the call-up procedures firmed up and provide a longer lead-time so the Board isn’t thrown into a he-said-she-said situation.

Leigh will email the board the DRC’s suggested changes and qualifications for new members. There was a brief debate on the guidelines requiring a DRC representative to be invited to a call-up with the Board. Brett reminded the Board and DRC that all meetings are public and suggested that the DRC must be notified following the determination of a valid call-up; from there, it will be up to the DRC if they want to attend or not. The Board agreed to this.

- B. Landscaping & Irrigation Update
  - a) Dead Trees at 9 Bridge St.

Brett informed the Board that any issues raised by owners have been sent to Ceres and handled weekly on their end. The Board approved this proposed tree removal and is

willing to replace it once; however, if it dies again, there will not be a further replacement.

The board discussed the lack of follow-through on 170 Bridge's landscaping. They will compose a letter to the owner to request compliance. The Board will discuss fine structures and the enforcement of the Rules and Regulations at the next Board meeting.

C. Wellington Neighborhood Block Party

The Neighborhood Block Party will be held on July 10th.

D. Reserve Study, Carports, and Limited Common Elements

Alpine Edge has initiated the Reserve Study with Advanced Reserve Solutions and will send it to the Board upon delivery. Alpine Edge hopes to have this completed in advance of the Annual Meeting.

The Board agreed that the carports in Lincoln Park are considered Limited Common Elements and, as such, are the Association's responsibility.

E. Parking Permit Program

Brodie introduced herself and presented her initial thoughts on the upcoming parking program. The Board confirmed that they received her email with the listed concerns. Ellen asked if Brodie was under the impression that the lot near her home was used explicitly for guest parking. Brodie confirmed that she thought it was; however, some homeowners park there frequently. Christine agreed that guest parking was tight in the lower end of the neighborhood and said that was the reason behind the limited number of passes being sold in the Program. Megan further explained how the Board got to where they were with the Program and expressed the strong need for a solution. She said the Board would be starting small with this program so they could make changes as they go. Applicants will have to go through an approval process.

**4. General Board Comments**

A. Determine the Next Meeting Date

The next Board meeting will be held at 6:00 PM on **Wed, 7/20**.

**5. Adjournment**

There was a motion to adjourn made by Christine, which Megan seconded.

