

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, August 26th, 2020 – 6:00pm

Remote via GoToMeeting

Wellington Board of Directors

- Ian Hamilton – President
- Mike Zobbe – Vice President
- Duke Barlow – Secretary
- Laurie Keyes – Treasurer
- Michael Streicher – Member at Large
- Christine Britton – Member at Large
- Matt Brewer – Member at Large

GoToMeeting Access Instructions

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Alpine Edge Representatives

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

WDRC Representatives

- Mickey Florio - present
- Leigh Girvin - present

Wellington Homeowner

- Sean Fitzsimmons - present

6:00 pm Call to Order

1. Roll Call; Determine Quorum

Quorum was met with Ian, Mike, Duke, Laurie, and Matt present. The meeting was called to order at 6:05 PM.

2. DRC Approval Process Discussion

Homeowner Sean Fitzsimmons had asked that a few topics be added to the meeting agenda, including Board of Directors election processes & the Design Review process. In regards to design review, Sean brought the following concerns to the Board:

- He feels that feedback from the Wellington Design Review Committee is inconsistent and varied.
- Communication is not happening as quickly as he is accustomed to. The DRC could have called him with questions and the response time shouldn't have taken weeks.

Ian Hamilton stated that Alpine Edge operates as a buffer in place by Board between the DRC and homeowners, as the DRC are all volunteers and work full time. They cannot be in constant contact with applicants.

Steven Frumess added that Alpine Edge manages 24 HOAs. Wellington's DRC is the most active and possesses the most robust review process of their entire portfolio. This one is really committed and are volunteers. Turn-around not always timely with five members, but all have full time jobs. One could respond quickly but have to have time for consensus. Whether through us or through them, it takes time for consensus for response.

Laurie Collins noted Summer inundates DRC as all homeowners are trying to make changes so a lot of things that have to be reviewed and met on.

Sean Fitzsimmons requested the DRC determine what could be done to change the process to minimize wait times.

Leigh Girvin added that Mickey is an architect in Colorado. Six weeks to get approval is not uncommon across the state. Walked through process – about two-week time to receive, go through, meet, and agree on response for requests. Leigh agrees it should not take six weeks. Sean offered some points on streamlining the process.

Sean Fitzsimmons said he appreciates the work that DRC does, but initial response time was not an issue. For him, the volley back and forth. Would like to sum it up from time submitted, time to shrink down time and make it more personal interaction, that's the crux. How to streamline from initial response to end approval regardless of typical Breckenridge design approval standards.

Ian Hamilton asked Management to add this to next board meeting. They need to figure out a way to address issues sooner when there is an issue and not clear cut. Most are pretty smooth but have different situations.

Leigh noted that it had been an unusual year for DRC with an unprecedented on requests this summer. Want to streamline process so she is talking to applicants all the time. These have been heavy 'out of cycle'. Mickey Florio added that a lot of them have been complicated this year. Older homes, economic issues, housing issues. Should clarify timeframes for applications.

Board and DRC discussed many applications come in not completed or have minimal information. Owners need to read the DR requirements, have an accurate site plan, dimensions, etc before submitting.

3. Old Business

- a. McCrery Update: Steven was part of the walkthrough for the punch list on Lincoln Park. Management does not have much information regarding lot 8 but David states he has plans for it.
- b. Boss Green: Raising the railing to 36", all agreed.
- c. Landscaping: Steven Frumess worked closely with Penelope from Neils Lunceford. A lot of greens where weed barrier is showing through the mulch. Gets very expensive to replace mulch. NL quoted about 7K for all greens. Steven wants to fit in room to replace mulch.

General pruning of all shrubs and trees will take place shortly, 19 hours allocated. Steven told Penelope could go a little over if need be, seeing a lot of shooters, detracts from aesthetics.

Board agreed on both.

Other problems the Board has seen on Lincoln Park side is some lots still do not have sod, possibly property owners would not agree to pay for it. Concerned that could even be an option. Board asked Steven Frumess to look into it.

- d. Irrigation

Steven Frumess advised Abe at Neils Lunceford very upset. Abe said finding broken solenoids, hearing in town about NL not doing a good job at Wellington. Steven said not many other landscapers could do Wellington any better.

Also, possible Abe is getting secondhand information from his crews. It is easy to delegate, but if he is not putting eyes on it, how does he know. Abe said developer went a little cheap on some things and that is causing some of the issues too. Uptick in owners getting involved, they try to resolve problems themselves. Sometimes break things in the process.

Board agreed the email sent out was good and needs to be addressed.

Board suggested communication to owners about what is the HOA's responsibility versus their own. A lot of individual lots are tied to common areas. Steven Frumess added that broken irrigation on lots is being reported, though it is the owner's responsibility.

Matt Brewer suggested defunding irrigation systems as they age out.

Steven Frumess added that possibly as they break down, make sure lines aren't tying in from yards. Fix only for the green. Will have to address as things break and we are repairing. Duke Barlow said there needs to be parameters; 5 yr vs 15 yr old breaking parts.

e. Event Review

i. Town Safety Discussion & Subsequent Improvements

Town of Breckenridge hopped on it with Wellington and installed new speed limit signs. The Town had already been discussing it. Changes to the Town code had to be done to make it happen.

ii. Garage Sale:

Went well considering covid. Moderately attended.

4. New Business

a. Upcoming Maintenance

Mountain Striping added parking lines to the cul de sac at trail head, measurements only allow six. AE will put in signs for guest parking and add two posts with new signs and permit dispensers.

Alpine Edge will be some other damaged signs and holders.

Noticed a bunch of posts and fences needing paint and some letters on trellises need replacing. Have ordered the letters and have contractor ready to paint.

b. Preliminary Annual Meeting Prep

Steven Frumess advised the Board that AE starts drafting budgets in September, out to Laurie in October, annual meeting in November is usual. Ian Hamilton suggested Thursday is a good night. Tentative plan for November 12th at 6pm.

General comments on parking issues: Management has not been issuing citations for parking for Covid. People do not have forms in their cars, and some have been parking RVs. The Board agreed parking violations should start up again. Steven said he believed it had been an informal policy to follow the Declarations in winter and not as much in the summer on campers. Board agreed parking enforcement to start back up Halloween.

Steven agreed and said AE will send out a communication to owners that it's time to reengage. Warnings will start over next few weeks.

Next Board meeting scheduled for September 30th at 6pm.

5. Adjournment

Duke Barlow motioned for adjournment, Ian Hamilton seconded, passed unanimously. Meeting ended 7:20 pm