

T H E W E L L I N G T O N N E I G H B O R H O O D



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, September 30th, 2020 – 6:00 PM

Remote via GoToMeeting

Wellington Board of Directors

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

Alpine Edge Representatives

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

GoToMeeting Access Instructions

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Access Code: 586-388-029

Wellington Homeowners

- Leigh Girvin
- Brad LaRochelle
- Kelly Owens

1. Roll Call; Determine Quorum

Quorum was met with everyone in attendance.

2. Halloween Event

Town of Breckenridge representative Kelly Owens advised the Board that there were 34-44 cases of COVID reported last week. The Town is waiting to hear from state, but there is a possible level 3 raise from level 2 for Summit County due to the increase. Businesses could go from 50% to 25% capacity. For parents, they need to know if Summit County has to roll back to level 3, in-person learning in schools will pretty much stop. Parents will want to give out candy and celebrate Halloween but there should be no trick or treating or parties except with a small cohort.

Mike Zobbe: Are we still okay to put up decorations even if no candy is given out? Will that encourage kids to want to trick or treat?

Kelly Owens: That will have to be a Board discussion, not for the Town to provide recommendations.

Duke Barlow: With the size of Wellington, trick or treating would be very difficult to control group sizes. Could the Town please provide the Board with the Town verbiage so that a message can go out to all residents.

Kelly Owens: There will be something out by Monday from the Town and HOAs can adopt it or send it out to owners.

Christine Britton: Recommended the additional information of what could happen if case counts continue to increase be added to the message.

Ian Hamilton: Stated he knew a surge would happen with schools going back and holidays, but Kelly Owens makes it sound like a phone call away from being pushed down to 25%, which is bad for everybody. He recommended the Board support the Town's decision on trick or treating for 2020 and encourage the Board and residents to also support it.

Kelly Owen: If Summit County or the Town gets moved from a level 2 to a 3, there would have to be there 2-3 weeks of lower levels before the state would even accept an application to go back to level 2.

Duke Barlow: Encouraged the Board to emphasize potential for schools closing in the message too, not just businesses.

Board agreed to support the Town's decision and have it communicated to all owners.

4. DRC Review Process Discussion

Leigh Girvin and Brad LaRochelle were in attendance to represent the WDRC to discuss their how the review process has gone throughout the year and to discuss criticisms from owner Sean Fitzsimmons about their communication timeline.

The WDRC is diligent on being careful and deliberate. They spend a lot of time talking together. But this year the WDRC has been inundated with unprecedented projects not directly referenced the guidelines, so they had to put a lot of extra time in as they set precedent for these aspects. Considering the variety of alterations or builds they received this year; they took a hard look and came up with a document to help streamline the process.

Some of the issues the WDRC has been having this year -

- Incomplete applications or applications submitted that it was clear the homeowner did not read standards. The WDRC changed the form to add a check box or initial area saying owners had read standards.
- Really rushed, incomplete, or hard to read applications.
- Owners deciding not to heed the review requirements as set forth in governing documents

The WDRC also needs to change way we communicate with applicants. Need to change expectations of how long it will take and have applications come to the DRC before Town. There is also need to encourage work sessions. Management serves as buffer but wondering if board would ask management to do a pre-screen of the apps. Steven said that some aspects can be taken into consideration but not beyond an administrative standpoint, as we are not the experts on design review.

The WDRC does vesting on property rights and improvements. They would like management to be keeper of the records. Also spend a lot of time talking to applicants answering questions. Maybe a work session could do this. WDRC wants to streamline some things and shouldn't always need to meet with applicants.

WDRC would like the Board to review the draft document, ask Management to work with DRC to implement these changes, and ask the Board is it worth paying management extra for a plan review.

Brad LaRoche agreed he would like to see management step in and be buffer for time saver.

Steven Frumess: Management has no problems pre-screening, but we do not have a screener. We are not experts at that, and we do not want to misrepresent anything to the Board, the WDRC or the applicants. We are more administration, financial, and policy driven. Alpine Edge (AE) does not want to take on too much of vetting process. AE would hesitate to take on what we may not be fully effective at. Maybe have a paid lead administrator the WDRC deals with, as is the case in some other large associations. Design Reviews would be paid for by owner.

Leigh Girvin: The WDRC appreciates the comments and would not ask AE to necessarily review per se, but to make sure the applicant submitted plans the WDRC can read or advise the applicant when the application is not complete.

Ian Hamilton: AE handling some of the administrative part would save a lot of time for applicants too. It could really help streamline the process and assist the WDRC. Recently spoke with Mickey... documents that homeowners look at should have the WDRC calendar for solid expectations on timing.

Leigh Girvin: The draft document addresses some of the issues discussed above but will send an updated version to Brett Gunhus to share with the Board for review. This can be discussed further at the next Board meeting.

5. Old Business

A. Farncomb Green Parking Update

Steven Frumess: Steven and Robin Hoffmann met with Duke Barlow and walked the west side of Farncomb open space in the gravel lot. Steven talked to Rick Holman to follow up and town is

planning to put a daycare center somewhere around there and not prepared to hand that area over right now for development. Not a definitive no, but a no until the Town determines how they will use the land.

B. General Maintenance Update

Additional picket repairs, fence repairs, broken trellises, or pickets completed in most of the old Wellington side. Additional painting needed at Summer Green for the common area trellis, fences and gate. The replacement letters for the trellises are in and will be installed. These items should be completed before the snow flies.

The lot at the end of Stables was striped and two new posts and sign for permit only parking, along with two permit holders were installed over the summer.

Management has been trying to locate permit folders with broken tops and replacing them with new ones.

Management was been keeping everyone honest about parking with warnings on their vehicles but not attaching the adhesive.

Christine Britton asked management who is responsible for the main streets in Wellington, such as Midnight Run. Steven Frumess advised any roads with a name are public roads. If management notices parking issues, we try to address. Two houses down from Christine, a car has been parking on the road at Midnight Sun. Christine advised neighbors have been talking about the vehicle and have noted it has Ohio plates.

Steven Frumess: Management has noticed the weed barrier is showing at some greens and it needs to be re-mulched. Management received a bid of around \$11k to re-mulch. Steven stated the bid is costly and management did not want to spend this amount of money without budgeting for it. AE wants to see if it can be added to the landscaping line for next year as a one-off. Mulch is approximately \$100-150 per yard.

Steven Frumess: All irrigation lines have been blown out and the curb stops turned off for the year. Robin Hoffmann provided additional information to the Board regarding owners breaking into the irrigation control boxes and tampering with them.

6. New Business

A. Forestry Project

Ian Hamilton did a walk around with a county commissioner, some council members, three U.S. Forestry Service folks, and some from the Town of Breckenridge. Impacts to the area will be the closing of some trails 30 minutes at a time and some clear cutting will take place and will be noticeable. This is for fire safety of the forest on the east hillside, where there are a lot of

lodgepole pines. A fire could race down on of the hills and hit the neighborhood quick. Will be hand cut, have burn piles for slash. Duration probably this fall and may lead into fall and summer. Could be a month, or a year and a month.

The reason for delays in stating project is the team is in Oregon. The town where the team was at was shut down for evacuation, but they should be here any day now.

The Board would like an email ready to go before chainsaws start. Timeframe, trails shut down, link to county website, management please have it ready to go.

Mike Zobbe: Management please include the importance of fire mitigation and that is helps encourage Aspen growth and reduces the tinder for a fire.

B. Preliminary 2020 Annual Meeting Prep

Management advised a draft budget would be made available to Laurie mid-October for review. Full packet shortly after that and will send out via email and postal service.

Management will send out a month in advance so that owners have some time to read and take it in.

There will likely be 1 more meeting end of October or early November. November 19th is the date for the annual homeowners meeting.

7. General Board Comments

Ian Hamilton: Would like to take down Lincoln Park sign at bottom of the neighborhood seeing it is fully developed now. Steven Frumess stated he will reach out to contractor about removal.

8. Adjournment

The meeting adjourned at 7:05 PM MDT.