

# THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

## Wellington Board Meeting Agenda

Wednesday, July 20<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 Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

#### GoToMeeting Access Instructions

Join the meeting from your smart device:

<https://meet.goto.com/754450877>

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

United States: **+1 (408) 650-3123**

**Access Code:** 754-450-877

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

The meeting was attended by Christine Britton, Megan Matza, Duke Barlow, Laurie Collins, Matt Brewer, and Mike Zobbe. The Alpine Edge management team was also in attendance.

There was a motion to call the meeting to order at Duke at 6:04 pm, which Matt Brewer seconded. All were in favor.

### **2. Review and Approval of Minutes from BOD Meeting on 6/29/22**

The minutes were provided to the Board before the meeting. There was a motion to approve the minutes by Duke, which Laurie seconded. All were in favor.

### **3. Old Business**

- A. Review of Annual Garage Sale
  - a) Summit Daily Advertising

Steven addressed the Board and admitted to dropping the ball when submitting the ad for the Wellington Garage Sale in the Summit Daily. Steven offered to write a formal apology to the community. Laurie suggested having another neighborhood garage sale in September. Steven will post an advertisement on Alpine Edge's funding in the Summit Daily. Mike said the poor turnout at the original garage sale was due to many things; other events were happening simultaneously. Megan offered to survey the owners on the Facebook page to see if there is a significant



interest in hosting another garage sale. The Board determined the suggested date of the garage sale to be September 10<sup>th</sup>.

#### 4. New Business

##### A. Landscaping & Irrigation Update

Steven explained that Ceres acquired Niels Lunsford. He thinks the quality of work is excellent; however, internal communication is lacking.

###### a) Review of Reported Incidents

All of the irrigation-related items have been repaired by Ceres. He informed the Board that Vern Johnson Park is meant to be more native and only mowed, trimmed, and weed eradicated a couple of times a year. Central Park and Impatient Green are getting extra spraying to make the flagstone stand out. Fertilizer will be applied to patchy areas throughout the neighborhood.

Steven informed the Board that there are aphids and other pests/fungi throughout the plants in the neighborhood. Steven will have the trees fertilized with deep root feeding and would like to complete this process every few years. There was discussion on the pros and cons of spraying the trees with toxic chemicals. The impact would be more beneficial to the health of the foliage if the whole HOA is sprayed rather than homeowners being responsible for spraying their yards individually. Megan would like to proceed with caution on spraying the entire neighborhood and how it is worded to the homeowners to avoid setting expectations of the Board.

Brett presented the spreadsheet for Ceres to log neighborhood concerns regarding landscaping and irrigation. Megan mentioned that the tree stakes need to be removed at Placer Green. Steven said the stakes are removed after the trees are established, around 3-4 years. The Board agreed at the last meeting to replace any dead and removed aspens in the neighborhood once before it becomes the homeowner's responsibility to replace them.

##### B. Carports – Limited Common Elements

###### a) 21 Farncomb Green

Brett informed the Board of the homeowner's request to turn the carport into an enclosed garage with an ADU above it. The Board determined carports are Limited Common Elements and not owned individually. The Board decided that the owners would not be granted permission to have the land to convert the carport into a garage.

##### C. Parking Permit Program

The topic of parking enforcement and how Alpine Edge could make it work was discussed. Steven said it was outside the normal scope of service, and he could not commit to making nightly parking enforcement. Laurie mentioned the Neighborhood Watch and that owners know who uses guest parking and how often. Matt suggested a fine structure be implemented rather than towing non-complying vehicles.

The Board agreed to one year to test out the Parking Program that Duke finalized. Matt asked how the money should be used, and the Board decided that the money could be put toward the Reserve Fund, which hasn't been added to this year. Steven informed the Board that the



Reserve study is in the works, which will include Lincoln Park. Dues haven't been raised in a few years, so the Association is overdue for a raise in dues. Exteriors and Roofs need to be added to the Reserve Study. Steven hopes to have it completed sometime in August.

The Board reviewed the Parking Program Proposal and finalized some last-minute details. Matt asked what needs to pass in the Rules and Regulations to enforce the program. Steven said the Board needs to have a fine structure set up.

Megan asked that Alpine Edge put together an example of reasonable fines and ideas for enforcement to present to the Board for determination. Laurie asked when it could be expected; Steven informed the Board of Alpine's summer schedule and said he would like to have answers for the Board before the next meeting.

## **5. General Board Comments**

Megan proposed getting a bid for fencing for the three greens from Bridge St. to the top of the neighborhood as a safety feature to provide a barrier for animals and children. Alpine Edge will work on getting a bid for this work for the Board to approve.

### **A. Determine the Next Meeting Date**

The next Board Meeting will be held Wednesday, September 7<sup>th</sup> at 6 pm MDT.

## **6. Adjournment**

There was a motion to adjourn at 7:28 pm, which was seconded.

