

# THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

## WELLINGTON BOARD MEETING MINUTES

Wednesday, July 21<sup>st</sup>, 2021 – 6:00 PM MDT

Alpine Edge Office - 130 Ski Hill Rd, #130

### 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

### Alpine Edge Representatives

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

### GoToMeeting Access Instructions

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**Access Code:** 904-021-477

### 1. Roll Call; Determine Quorum

Quorum was met with Ian Hamilton, Megan Matza, Matt Brewer, Laurie Collins, Christine Britton, and Duke Barlow in attendance.

Ian motioned to begin meeting; Duke Barlow seconded. Meeting began 6:03 PM MDT.

Ian Hamilton noted a few slight changes to agenda -

Breck Park provided some information about a possible parking management agreement but not full program details. Megan Matza and Ian Hamilton met with Rick Holman and Town is still supportive as current parking spots will remain parking spots. Proposal received from Breck Park did not include the discussed items so things were missed, redoing and will resend.

As for the new DRC determination challenge, the Board will need to approve of procedure for a hearing before the hearing itself takes place.

## 2. Old Business

### A. 2021 Summer Events

#### i. Garage Sale

The Board felt that the garage sale went as expected from their experience with this event in the past.

#### ii. AirStage Concert

Alpine Edge (AE) got a lot of positive feedback from owners and thanked the Board for supporting this event.

The vendor for the port-a-potty still needs to pick it up and AE has already asked them to do so.

#### iii. Gold Fest Concert

It seems it went well for the neighborhood and folks parked in lot by stables, as always. No issues with traffic or neighborhood parking.

#### iv. Bike Rodeo

Brett Gunhus asked if the Board would be doing the bike rodeo next year. Duke Barlow said he supports it, but how much work from the Board. Angela Brownley did a lot of the planning. Megan said contact Jackie with Red, White and Blue. Ian suggested leaving it up to Red, White and Blue so it doesn't get too complicated.

### B. Interstate Parking (Breck Park) Updates

AE is expecting a formal proposal by the end of this week or next week. Can discuss through email, then maybe have them present next meeting.

Board agreed it would roll out as getting proposal Board and Breck Park agreed on, ask Town to approve, then out to owners at the annual meeting if anything is conclusive at that time.

Board discussed how to determine priority for determining who gets parking. Will have to ask a lot of questions to owners, perhaps a survey. This should supply parking for residents and discourage the repeat offenders, as Breck Park will be doing the enforcement.

Megan asked if there was anything in the governing documents that would require owner voting for a determination of this sort. Brett said he would look again but he doesn't believe so – it's more of a Rules & Regulations update rather than Declarations, which has more to do with property rights; or Bylaws, which has more to do with Board governance.

Also noted the proposal received did not show a contract period. Board would need to know duration before agreeing to anything.

### 3. New Business

#### A. Landscaping

##### i. Irrigation Updates

Duke Barlow said Ceres was not responsive to a request of his over the past weekend and asked how to address. Robin Hoffmann stated she had spoken with Ceres and AE is now getting emergency contact number each Friday for issues that happen over the weekend. Noted that the emergency person will typically come out of Vail.

##### 1. Ceres Private Turf Program

AE and Board want to communicate a private lawn program to owners. Hoping a lot of owners will sign up for this Ceres program. Easy for owner, easy for Ceres, and should help look of neighborhood.

##### 2. Management, Contractor, and Owner Conduct

Ceres has notified AE one irrigation employee cussed out twice by different Wellington owners. AE wants owners to reach out to the management, not to Ceres. The reason this is here is Neils Luncford was overwhelmed, and they were getting comments too. If it gets bad with Ceres, it will be difficult to find a replacement. Don't need to craft a communication now but we try to be delicate with the owners and educate them on proper procedure for informing contractors of necessary maintenance.

#### B. Fence Paint Touch-Ups

Board discussed AE reaching out to all owners that have not kept up their fences. Requested reminder to all owners, then do targeted communication to specific owners. Megan also would like to see owners encourage other owners to clean up, repair and paint. All owners need to be told what requirements are and know expectations. Laurie suggested another cleanup day as they have worked well in the past.

#### C. Design Review Committee

##### i. Response to Board Statement on Parking

The WDRC responded to the Board's letter which acted as a statement on the association's increasing need for parking spaces where possible. Board agreed that whereas their intent with this statement is true, the timing of it within the context of the concurrent DRC challenge by the Browns, whom are also on the Board of Directors, was not ideal. Board understands there are not many lots that can take on more than two garages and a pad.

##### ii. Challenge

##### 1. Protocol Determination

Brett referenced the procedure for when the Town of Breckenridge Council handles a decision challenge, or "call-up", of the town planning commission. The Town can call up proposal, can have their own review session, can reference minutes from planning commission but don't have to, and then either approve or deny the call-up project. Board can do a De Novo hearing, which specifies that they look at the proposal as if it were new with no past determinations taken into consideration.

Megan Matza asked if the denial was based on easement, as they had one and they got denied because don't have standard easement. DRC told her most properties 3' easement. On ours we had a 12' easement. We were denied placement of trees because easement was larger than 3'. Curious if this is being used in other decisions.

Matt noted easement with Town 4' in front for sidewalk. Brett said DRC did not reference easement in their response.

Brett noted the DRC has good insight and we take in all that information and Board could take offline and set decision for next meeting. No stress about getting everything under control now, but DRC minutes will be referenced, and Owner can speak their piece.

Ian said Board could do what Town does. If the DRC says no, the Applicant can request a Call Up. Board can then acknowledge Call Up. Another meeting set for Call Up where the Board would get same application DRC got. Board reviews, ask questions to Applicant. Board can then ask questions to DRC on original application.

Brett noted the first step is the Board determining if the challenge itself is valid. Will have to verify if hearing will move forward before the hearing is to be set.

Ian motioned for the Board to 'Call Up' the DRC decision on Brown parking pad at the owners request, Christine seconded. All ayes. The Board asked Brett to set standard language.

Board advised Brett to notify Brian Brown nothing would be decided at this meeting and request original application be sent to the Board before next meeting and include on agenda. Brett said he will provide submission, DRC minutes, suggest everyone review it, and will have Applicant ready to present on it.

Brett also stated the Declarations reference Owners right, gives timeline of 30 days, then can go to County if turned down.

#### **4. General Board Comments**

The next meeting was scheduled for Wednesday, August 11<sup>th</sup> at 6:00 PM.

Duke mentioned the Lincoln Park sign is finally down but posts still there. The developer needs to get the posts out before snow. AE will coordinate.

#### **5. Adjournment**

Christine motioned for adjournment; Ian seconded. Meeting was adjourned at 7:36pm.