

# 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, November 11th, 2020 – 6:00 PM

Remote via GoToMeeting

### Wellington Board of Directors

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

### GoToMeeting Access Instructions

Join the meeting from your smart device:

[global.gotomeeting.com/join/577788573](https://global.gotomeeting.com/join/577788573)

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

United States: [+1 \(571\) 317-3122](tel:+15713173122)

**Access Code:** 577-788-573

### Alpine Edge Representatives

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

### 1. Roll Call; Determine Quorum

Meeting was called to order at 6:00 pm. Ian Hamilton, Duke Barlow, Laurie Collins, Christine Britton and Alpine Edge Representatives in attendance.

### 2. 2020 Annual Meeting Prep

Management noted this would be the first virtual meeting we have organized for this many owners at once. Board and Management discussed options on how to keep the meeting flowing yet ensure all who wanted to comment on a topic would be able to. There will also need to be a time allotment for callers or owners that wish to ask questions or comment with such a large group. With GoToMeeting owners can call in our join the meeting on their devices. Owners that want to vote on any items within the meeting itself must be logged into the meeting to vote as we cannot confirm who is on the call-ins. Voting online can be done through the chat function.

Board would like to have it recorded if possible and Brett advised we would be recording it through GoToMeeting platform.

Management will send out meeting minutes from the last annual meeting for review so they can vote on

the minutes or note edits that need to be made first.

The Managers report will be done by Steven Frumess and will advise on landscaping (pickets, posts, parking signs, dispensers, various efforts.)

Abe Hoffmann said Neils Lunceford would be willing to continue maintenance for landscaping but no more irrigation. Personnel issues, not issues from this past summer.

AE is currently talking to other landscape companies to determine what options are here. AE does not want to split out the landscaping and irrigation to two separate companies but may have to be a consideration. Ian Hamilton said he would prefer one company, but if it has to be done for a year, then would consider it.

Steven added that it takes a big outfit for Wellington. 13 connections, 400 water zones. 2V's does a lot of our larger HOAs but also has staffing issues. Not sure about throwing this on their plate. Sunrise is not as big, but the head of their irrigation side knows what he is doing. Could be good fit. Mid-size outfit. AE would consider giving them additional communities to try to make it work but will have to do a lot of thinking on getting right contractor for this.

Board and Management reviewed the Reserve study, we have funding to cover repairs. The Town has agreed to additional funding. We have to meet the budgetary constraints for the IRS too; the Association cannot have income if that money does not have a purpose. The Board will need to think and talk about future projects that are not already in the study. Need to consider new mulch in a lot of areas that the weed barrier is showing. Will also need to mention in the annual meeting about owners not adjusting the irrigation systems.

Snow Removal topic will cover the annual winter email AE sends out - scope of plowing and shoveling, and contracts begin and end dates. We will want to touch on no parking in the pans also. AE giving warnings to people but would like everyone to be cognizant of not obstructing the plow or emergency vehicles. The alleys get narrow, more obstacles, ice and snow on ground. Need everyone on the same page.

AE met with AAA that does our shoveling and did a walkthrough of the bridges and knows these were getting missed last year. We will all have to check and make sure these areas are being maintained as they are supposed to be.

Ian Hamilton adds that there needs to be some plow stakes in for shovelers at the bridges and with new concrete pad. They tend to miss that one. Also target heavily used areas first, hit greens last. Kids are walking to school and the paths get packed down before shovelers even start sometimes. Steven said we get mid-season and can't go back, so we have to get on this in the beginning.

Steven also he had a conversation with an owner about campers and trailers parked in Wellington in the Summers. Steven mentioned to the owner that 2017 there was a motion to change the Declarations regarding this issue. The general numbers were that about 55% of owners would like to see it changed but there has to be at least 67% of all owners vote for it for it to be changed in Declarations, as they are the governing documents for the association.

It could come up again in the annual meeting, but do not know for sure. Owner asked about parking

pads and what is and is not allowed for those types of vehicles.

Ian Hamilton said yes, the vote did fail. Could possibly pair it down and try again Summer 2021 and make a few changes that are needed.

Brett Gunhus noted some of the nominees for the Board were new owners. Right now, there are six nominees for four positions: Duke, Laurie, Ellen Brown, Sean Fitzsimmons, Brooke Haynes, Megan Matza. Owners can technically nominate themselves on the floor. The bios will be sent out so owners can read up on nominees. Management will advise the voting website will be up for a week and will end after the meeting. Brett will remind owners how to vote online.

Steven Frumess and Robin Dew will talk about collections and Management always encourages ACH. There are currently three owners late for multiple months. One owner two months behind but had scheduled their payment.

Brett also noted the DRC is ready to talk about their process and some streamlining initiatives. Leigh and Mickey will walk through the process as if it was to new owners. Steven added some owners may bring up issues they have had, as has happened before. DRC and Board are working together and DRC is trying to come up with solutions to address owner concerns.

### **3. New Business**

#### **A. Reserve Study**

Discussions covered how the Reserve study needs to be updated but not until the Town does what it said it would do. Again, the Board will talk about the possibility of some new projects and what those might entail.

Steven will walk through all line items on the budget and give logic and rationale for budget, as it was gone over with Laurie. AE is still waiting for the rest of invoices from NL. That may skew but don't think that will change anything. May need to note it as a variable. Will be getting proposals anyway to provide to Board for their decisions.

AE always tries to project net aero through Operating and Reserve. Expect to keep spending on irrigation breaks and we have money to spend on it, set for 2022 anyway. Most important to have good company to handle irrigation.

Ian asked what the difference was in 2020 actual water. Laurie noted the billing is only through September 2020 so far so will have to wait for final billing cycle. Steven added that two years ago the Association spent a lot of money on water but has been better this year. Average is usually on three years.

Conversations turned to the Association will have breathing room and not worrying about a super tight budget. Each summer now we should be able to address issues as they come up and not worry about overages to keep home values high. This will help owners to not leave money on the table at resell.

Board discussed wanting to reach out to an owner of the empty lot on Bridge St and see if there have been any definitive plans made for that property. Steven Frumess said he would work to contact the owner as it needs to be landscaped.

#### **4. Adjournment**

The meeting was adjourned at 7:05 PM MDT.