

# THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

## Wellington Board Meeting Agenda

Wednesday, September 7<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
- Erik Keefe – HOA Assistant Manager

### 1. Roll Call; Determine Quorum

The meeting was attended by Christine Britton, Duke Barlow, Laurie Collins, Mike Zobbe, and Ellen Brown. The Alpine Edge management team was also in attendance.

### 2. Review and Approval of Minutes - 7/20/22

The previous board meeting minutes were distributed to the Board for review. Christine had one edit regarding the wrong date for the next Board meeting. There was a motion to approve the minutes pending this edit by Laurie, which Christine seconded. All were in favor.

### 3. Old Business

#### A. Review of Upcoming Events

##### a) Garage Sale – Saturday, 9/10

Steven touched on the neighborhood garage sale and informed the Board that the advertisement had been in the Summit Daily newspaper since shortly after the July Board Meeting.

##### b) Breck Music Concert – Thursday, 9/8

Ceres planned a noxious weed spraying for the neighborhood on this day. Alpine Edge informed them not to spray Central Park due to the neighborhood block party.

B. Landscaping & Irrigation Update

Steven updated the Board on the landscaping and irrigation for the Association. He presented the shared spreadsheet between Alpine Edge and Ceres, where all irrigation and landscaping concerns are logged. Ceres has not been great at updating their end of the spreadsheet. Regarding noxious weed spraying, the Board requests that Ceres remove the indicator flags in the spring. They would also like to have a representative from Ceres at the Annual Meeting to address any homeowner concerns and go over the scope of work for the Association.

The Board agreed in a previous meeting to a one-time replacement of trees in the HOA. Fall is the best time to plant trees. Alpine Edge will follow up with Ceres regarding the tree replacements across the Association.

**4. New Business**

A. Review of Call-Up Request – 66 Cedar Green

Brett informed the Board of the homeowner's request for a call-up following the response received from the DRC regarding his design proposal. The Board agreed to Wednesday, September 21<sup>st</sup> for the call-up meeting. Alpine Edge will inform the homeowner and the DRC of the date.

B. Design Guidelines & Limited Common Elements

Ellen attended the previous DRC meeting as a Board representative. She presented the DRCs request for the Board to recruit members for the DRC. The committee is currently down to three members from five. Before the meeting, she emailed the DRC requirements to the Board and Alpine Edge for review.

The Board touched on the application from the homeowners at 21 Farncomb. Ellen further explained the reasoning behind the DRCs position to not allow the construction of an ADU or garage on the property.

C. French Gulch Fence

Before the meeting, Megan requested that this topic be skipped due to her inability to attend and discuss it. In the meantime, Alpine Edge will acquire a bid for fencing along the French Gulch greens.

D. Reserve Study

Brett informed the Board of the status of the Reserve Study. There are still a few questions to be answered regarding the duplex/triplex units. Alpine Edge will have more detail to present to the board in advance of the next board meeting at which point the topic will be discussed more in depth with relation to the proposed budget.

E. Vacant Lot Landscaping Plans

David O'Neil and Ceres representative Matt Tracey joined the meeting to discuss the plans for David's empty lot. He does not intend to place a structure on the lot at this time and has

agreed to landscape it so as not to be an eyesore. Matt Tracy went over the plans and timeline for this to take place in spring 2023 as soon as weather allows.

F. Parking Permit Program

Ellen brought an updated version of the parking permit announcement for the Board to review. She explained the changes she made throughout. The Board discussed the timeline for rolling out the program. There was discussion as to whether it should be introduced to homeowners before the Annual Meeting so that any homeowner questions can be answered.

Alpine Edge will coordinate an informal work session for this plan to be finalized in advance of the next board meeting.

**5. General Board Comments**

A. Determine the Next Meeting Date

The next Board meeting is scheduled for October 19<sup>th</sup> at 6:00 pm. The Annual Meeting date was discussed and decided to be held on November 16<sup>th</sup> at 6 pm.

**6. Adjournment**

There was a motion to adjourn at 7:36 pm by Christine, which Mike seconded.

