

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

Wellington Board Meeting Agenda

Tuesday, January 24, 2023 – 6:00 PM MDT

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
- Erik Keefe – HOA Assistant Manager
- Jessica Martin – HOA Dir. of Comm.
- Kimberlyn Bryant – HOA Proj. Manager

1. Roll Call; Determine Quorum

The meeting was attended by board members Christine Britton, Megan Matza, Duke Barlow, Laurie Collins, Matt Brewer, and Mike Zobbe. Homeowners Sean and LeeAnn Fitzsimmons and the Alpine Edge Management team were in attendance.

There was a motion to call the meeting to order at 6:01 PM.

2. Approve Meeting Minutes

A. Meeting Minutes – 10/19/22 and 2022 Annual Meeting Minutes

The 10/19 BoD meeting minutes and the 2022 Annual Meeting Minutes were distributed to the Board for review prior to the Board meeting. There were no suggested edits by the Board, and Duke made a motion to approve both sets of minutes, which Christine seconded, and the motion passed.

3. Assign Board Positions

The Board deliberated Board positions. Christine motioned for Board positions to remain the same as the previous year, which Megan seconded. The positions are as follows:

President: Christine Britton

Vice President: Megan Matza

Treasurer: Laurie Collins

Secretary: Duke Barlow



Members at Large: Matt Brewer and Mike Zobbe

4. Old Business

A. Snow Removal

Erik addressed a few complaints received by homeowners regarding windrows during heavy snowfall. AE has contacted Better Views to request that they come back through the Association to clean these up. AE requested that homeowners send pictures of these instances so the contractor knows what to look for and to help AE determine if it is a Town issue. There were also concerns about the alleys being plowed thoroughly and the snow storage in these areas.

On a side note, the Board is pleased with Ceres' landscaping work in the summer.

B. Reserve Study

AE received the final version of the Reserve Study. The Board discussed which account the fence replacements would be pulled from. AE said that the Repair and Maintenance part of the operating budget fund half of the project, while the reserve account funds the other half. Laurie suggested having incremental increases in homeowner dues yearly to keep up with rising expenses and to increase savings.

AE said the neighborhood common areas are looking better than in years past. The challenge is to address individual lots. The Board discussed the maintenance of the alleyways and grading them to see which ones need to be repaired. The Association has budgeted for crack seal repairs every five years, and there was a suggestion of reducing this to every three years.

There was a discussion regarding irrigation on the greens and maintenance for these lines. The older part of the neighborhood will likely need the irrigation replaced soon. The Board thinks the homeowners will be opposed to paying for water. The Board will revisit this topic in the spring.

The Board requested that the financials be posted on the website moving forward. AE has already posted the Reserve Study on the website for homeowners to access and review. AE informed the Board that the website will soon expire and will no longer be able to be updated. AE will investigate other options and contact a website builder that another Association recently used.

C. Parking Permit Program

a) Interstate Parking

Interstate Parking provided AE and the Board with a proposal for enforcing the Parking Permit Program in the Wellington Neighborhood. The Board discussed the costs of this service. It was confirmed that the Board could determine the number of permits to be distributed. It would be up to the Board to create a fee structure for violations of the parking program. While BreckPark would monitor the parking lots, it would be the responsibility of the HOA to monitor the parking in the alleys.

AE will map out the WNA guest lots for Interstate Parking. Signs will be erected in front of parking spots designated for permit holders.

5. New Business

A. Review of Design Guidelines

Tyler Moore previously offered some suggestions on the Design Guidelines. The Board would like to request Tyler Moore's help in reviewing and making changes to the Design Guidelines. The changes would be approved by the DRC.

B. Certificate of Deposit (CD) Discussion

The Board is interested in information on moving some of the Association money into a CD. AE will get information for the Board on their options. This conversation will continue over email.

C. Review 12 Ontario Green Hot Tub Discussion

Sean and LeeAnn Fitzsimmons attended the Board meeting to discuss the DRCs response to their hot tub application, originally submitted in July 2020. They presented their concerns to the Board regarding the possible unfair stipulations on their application approval. The Board would like to hear the DRCs position on the matter before deciding. AE will contact the DRC for their response and ask about the hot tub screening options.

6. Schedule Next the Meeting

The next board meeting was scheduled for Tuesday, February 28th, at 6 PM.

7. Adjournment

There was a motion to adjourn at 7:42 PM.