



2022 WNA Annual Meeting Minutes

Thursday, November 10th – 6:00 PM MST

[Remote 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
- Erik Keefe – HOA Assistant Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Jamie Stahulak – HOA Accountant

I. Call to Order; Determine Quorum

A quorum was met with at least 20% of homeowners in attendance at the annual meeting or represented by proxy per the WNA Bylaws.

Brett Gunhus called the meeting to order at 6:10 PM.

II. Introduction of Board and Management

Brett introduced the sitting Board of Directors and the Alpine Edge management team.

The Alpine Edge contact information was provided to the homeowners. The best method of reaching out for HOA concerns is by contacting HOA@AEPropertyManagement.com or 970-453-2334, ext. 3 for HOA and ext. 5 for the 24-hour emergency line.

III. Review GoToMeeting Protocol

Brett Gunhus advised virtual attendees of the standard participation protocol and how to locate and use the chat feature for any questions or comments.

He also reminded attendees that the voting for the Board election was being conducted entirely online and would be open until midnight the night of the annual meeting.

IV. Old Business

1. Approve 2021 Annual Meeting Minutes

The 2021 AM Minutes were sent to all homeowners before the meeting for review. Ellen motioned to ratify the 2021 Annual Meeting Minutes, which Christine seconded, and the motion carried.

2. Real Estate Market Report

This Real Estate Market Report is available for all owners on the Wellington HOA website. The Mountain Homes Group provided this report with Coldwell Banker Mountain Properties, which includes Sinjin McNichol, who lives in the Lincoln Park neighborhood. The report covers this year's home sales in the Wellington Association neighborhoods, detailing the median selling price, number of days on the market, and median number of homes sold. Sinjin encouraged homeowners to reach out to her with any questions.

3. 2022 Maintenance Review

A. Ceres – Landscaping and Irrigation

The Association is contracted with Ceres for landscaping maintenance and irrigation turns on/off. Throughout the season, though, they'll conduct the pruning of trees and shrubs within the common areas. Mow, trim, and aerate all grassed common areas once weekly. Common areas would be the greens central park and Vern Johnson Park. It's a requirement that homeowners do their best to maintain their properties per the common areas being maintained.

The Association was happy with Ceres, for the most part, but some issues were brought up by homeowners, including sprinkler issues and diseased or dying aspens throughout the Association. Homeowners requested that the temporary irrigation lines be removed from Vern Johnson Park.

Alpine Edge will contact Ceres regarding a neighborhood-wide tree spray that owners can opt into. There was also concern with the overgrowth of the trees at the Lincoln Park intersections. Alpine Edge will work with the Town and Ceres to have these trees trimmed back.

4. Policy Review

A. Snow Removal

Better Views Landscaping will perform plowing and shoveling for this association. Snow plowing is contracted from November to April, and shoveling is contracted from November 15th to April 15th. The contracts state they must report for maintenance if there is 3" or more snow accumulation by noon on any given day. The main plowing of the alleys is to be completed for the entire neighborhood before 9:00 am.

The pedestrian bridges and greens will be shoveled first for children going to school and needing to access bus stops.

A homeowner reported a damaged fence from a plow driver two winters ago that still needs to be repaired. AE will investigate the fence repairs. Snow mounds at Bridge St/ Union Mill/ and Logan Rd need to be removed.

Homeowners discussed the responsibility of shoveling the sidewalks and whether it should fall on the homeowners or the contractor. The Board will discuss this feedback in detail at a subsequent Board meeting. Brett informed owners that this feedback would be discussed with the board at their next meeting, likely in mid-January. Changes to scope will very likely occur next winter.

B. Collections

Erik addressed homeowners and reviewed the Association's Collection Policy. Delinquent payments are subject to a \$20 late fee after 20 days. Owners may pay their monthly dues in three ways: check, ACH, and Credit Card via Plastiq. ACH payments are pulled on the 10th of each month. Checks may be mailed to PO Box 4626, Breckenridge, CO 80424.

C. Design Review Process

Brad LaRochelle addressed the homeowners regarding the DRC. The responsibility of the DRC is to review proposed improvements, like the exterior of properties, to ensure that they meet the neighborhood's guidelines. This includes color or material changes, garages, sheds, fences, walkways, patios, parking pads, and landscaping. More information about the DRC and the guidelines can be found on the WNA website.

The DRC meets on the third Monday of each month, and applications are due the Friday before the meeting. The DRC is looking for members. Homeowners were encouraged to reach out to Alpine Edge if interested in joining the DRC. Members preferably have experience in architecture, planning, or construction.

There is not currently an elected Board member in the DRC; however, a Board member now attends each DRC meeting. The WNA governing documents state clearly how the Board is elected, whereas the Board appoints the Committee.

Megan briefly reviewed the Town's maintenance program that homeowners are welcome to apply for. The Town will host a formal meeting for those interested—more information on this topic to come.

The Board will be taking a more direct approach to ensure residents are keeping up the aesthetic of the Association.

V. New Business

1. Financial Review

A. Review 2022 Year-to-Date Financials

Steven presented the Budget to the homeowners for review. There was a recent update to the original budget distributed to the owners due to a reserve study that was very

recently finalized. The budget had to be adjusted based on some of the new data, and the updated budget was emailed to homeowners the day before the meeting.

Dues will increase to \$91.26/month to meet operating costs across the board: Contractors, labor, fuel, and cost of goods have increased significantly. In addition, dues have stayed the same for years within the Wellington Neighborhood. This decision to not increase dues in recent years stems from the Board wanting to update the reserve study because of the Town's contribution in completing the asphalt overlay. Reserve studies should occur every three to five years. Once the Reserve Study has been finalized, it will be available for homeowner review.

Homeowners expressed interest in seeing monthly balance sheets. Alpine Edge will discuss adding these documents to the WNA website with the Board. Homeowners were encouraged to reach out to Alpine Edge with any accounting questions or concerns.

B. Ratify Board-Approved 2023 Operating Budget

Brett reminded homeowners that according to the WNA Governing Documents, unless at the meeting a majority of the votes of all owners, rather than a majority of the votes represented and being voted in person or proxy, reject the proposed budget, the proposed budget is ratified.

2. WNA Parking Program

Duke addressed homeowners and briefly introduced the potential parking program the Board has been discussing over the last few years. Owners willing to pay for a parking permit could ensure that they have 1 or 2 designated parking spaces in each of the guest parking areas. Homeowners offered their initial feedback. When the Board is ready to unveil this program, they will gauge the responses and the demand to make final decisions on the program.

VI. Review of Director Election Procedure *(one seat; three-year term)*

There is one seat up for election this year. Two nominees are in the running as of 11/9, making it a contested election. Nominee bios were sent to homeowners via email for review. Brett reminded homeowners that the election would remain open online through midnight the night of the meeting (Thursday, November 10) and provided the link to the online ballot to owners that still needed to vote.

VII. Open Forum

Homeowners discussed the "Children at Play" signs throughout the neighborhood and whether they were working. The Board will consider adding official signs throughout the neighborhood.

VIII. Adjournment

Christine motioned to adjourn at 9:08 PM, which Laurie seconded. All were in favor.