

# T H E W E L L I N G T O N N E I G H B O R H O O D



B R E C K E N R I D G E ♦ C O L O R A D O

## Wellington Board Meeting Agenda

Wednesday, June 14th, 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
- Mike Zobbe – Member at Large

### Alpine Edge Representatives

- Steven Frumess – General Manager
- Erik Keefe – HOA Manager
- Jessica Martin – HOA Dir. of Comm.

### 1. Roll Call; Determine Quorum

The meeting was attended by Megan Matza, Duke Barlow, Mike Zobbe, Christine Britton, and the Alpine Edge management team.

Christine Britton motioned to start the meeting at 6:00 PM.

### 2. Approve Meeting Minutes

#### A. Meeting Minutes – 4/4/23

The Board was unable to review the 4/4 meeting minutes before the meeting. This set of minutes will be approved at the next Board meeting.

### 3. Old Business

#### A. Certificate of Deposit (CD) Update

The Wellington Treasurer was absent from the meeting, so the CD discussion will be pushed to the next Board meeting.

#### B. Guest Parking Discussion

Duke met with Matt Holsey from the Town and had a productive conversation with him. They reviewed the current parking plan, and he offered to help. The Town will review and make improvements to the parking plan. Once Duke hears back, he will inform the Board and AE.

#### C. Design Guidelines Update



Erik informed the Board that he has not heard from Tyler Moore regarding reviewing the Design Guidelines. Christine asked if another architect should be hired to review the guidelines.

The Board will revisit this topic in the fall.

D. Bridge Street Vacant Lot

Alpine Edge reached out to the homeowner of the vacant lot but had yet to hear back. Erik offered to call him to get his plans for the lot. Megan suggested the HOA take over that lot and turn it into community gardens.

**4. New Business**

A. Landscaping

a) Aspen Spraying

Megan said Neils was spraying before the email went out to inform homeowners. Alpine Edge told the Board that some communication kinks are being worked out with the vendor. Megan questioned whether deep-root feeding was a part of the contract; Steven did not think so. AE will review the contract and contact Neils to see what was done.

Megan asked if the irrigation was completely on due to not seeing her sprinklers running. Erik confirmed that they had all been turned on. Christine said an area of above-ground sprinklers in the open space near the vacant lot was watering rocks instead of grass.

Erik informed the Board that the homeowners at 141 Bridge St requested that the native area next to their residence not be sprayed with pesticides. The Board was ok with this area not being sprayed.

b) Bridge Street Tree replacement

Christine touched on the tree that needed to be replaced on Bridge St. She recalled that Neils was supposed to replace the trees last fall, but it never happened. Erik asked if any board member would be interested in walking with the landscaper. Megan said she was available on Mondays. Erik will coordinate with the vendor and mail the Board when scheduled.

c) Vern Johnson Sprinkler System

The Board would like to move forward with removing the temporary above-ground irrigation system in Vern Johnson Park because it is a tripping hazard, and the area is established enough not to need irrigation. Erik will reach out to the landscaper about this project.

B. Lincoln Park Digging

Ethan is part of the developing group for the neighborhood of the Stables Village. He apologized for the last-minute notice of the digging. He said the Town is fast-tracking



this process and wants buildings up by the fall. Sewer lines were to be constructed this week in the new neighborhood. Megan asked if the plan was always to dig up the green so extensively. Ethan said that is where they have to tap into the water supply, but this system was built differently than what he is used to. He clarified that the work is being done on an easement, which is Town property. The water on Stillson Green has been turned back on, and the trench is 80% filled. The same work is expected to be completed on Farncomb Green tomorrow.

He recommended an email to go out to homeowners to volunteer to detour from Stables Drive. Megan said that a temporary barrier would be better. Ethan presented the plan for work to continue on Wellington Dr. He said on a positive note that they are extending the sidewalk from Bridge St down to Wellington. Christine asked to be kept in the loop about things affecting the neighborhood. He informed the Board of the daily timeframe of construction, which would follow Town ordinances. Ethan does not anticipate additional water line disruptions at this time. However, sewer connections will be installed in the future, and the developers will reach out with ample notice if any closures or site disturbance work may affect the Lincoln Park /Wellington Neighborhood. Steven will draft and send an email to the homeowners to explain the work going on.

Duke asked if there would be a point of contact on the Farncomb Green project; Ethan said he would be on site.

## **5. General Board Comments**

Megan asked if the garage sale advertisement was put in the paper; AE confirmed it had been advertised.

Due to Ellen moving, there is a vacant seat to be Board-appointed. The Board will consider possible candidates and reach out to AE. They would like to invite the potential candidates to the next Board meeting.

Megan touched on installing fences on the three greens that run along French St. Megan received a bid for around \$10K. The Board motioned to install the fences, and it passed unanimously. AE will acquire a couple more bids for the project.

Erik informed the Board of the new software being obtained by Alpine Edge that would act as an owner portal.

Christine asked for an update on the pump house. Wellington owns the land, and the structure, but the Town owns the equipment inside. AE will obtain bids to fix up the pump house.

## **6. Schedule the Next Meeting**

The next Board meeting is scheduled for Wednesday, July 19<sup>th</sup>, at 6:00 PM

## **7. Adjournment**

There was a motion to adjourn at 7:29 PM.

