

# 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

Tuesday, April 4th, 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 Manager
- Jessica Martin – HOA Dir. of Comm.

### 1. Roll Call; Determine Quorum

The meeting was attended by Board members Megan Matza, Christine Britton, Duke Barlow, and Matt Brewer. The Alpine Edge Management team was also in attendance.

Christine called the meeting to order at 6:05 PM.

### 2. Approve Meeting Minutes

#### A. Meeting Minutes – 2/28/23

The minutes were distributed to the Board for review before the meeting. The Board did not have a chance to review the minutes but will email any edits to AE. Christine motioned to approve the minutes pending no modifications, which Megan seconded, and the motion passed.

### 3. Old Business

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

Due to the Board Treasurer not being present at the meeting, the Board decided to postpone this conversation to over email. Megan asked AE to start the conversation by providing the Board with information on CDs. Steven reminded the Board that AE would not give financial advice, but Erik would provide some information on how CDs would work with HOA funds.

#### B. Parking Permit Program

The Board asked for an update on how many applications were received for the parking program. There are now 21 applications, primarily for teenage drivers, followed by workforce

housing. The town reached out to AE regarding the complaints received from homeowners. The Board will need to work with the Town to move forward. The Board has also received feedback that homeowners want to avoid BreckPark being involved. Christine questioned whether the Board should proceed with the program with so few applications. Duke wants to see where the conversation with the Town goes before scrapping the program altogether.

Matt recalled that the original issue was not guest parking but parking in the pan. He believes there is a Town ordinance against parking in the alley, and Duke thinks it would be beneficial to partner with the Town to figure this out. Matt asked if there was any way to institute a policy that those who pay for it can have a spot. Megan said homeowners told her they would prefer an assigned spot, and Duke said there isn't a fair way to have assigned spots.

The Board would like AE to create a set of parking rules and a committee to enforce them.

#### C. Design Guidelines Update

Erik informed the Board that an architect is working on reviewing the Design Guidelines, and he hoped to have it by the meeting, but it still needed to be finished. Christine reminded everyone that the purpose of this was to help eliminate any gray areas in the guidelines. Megan mentioned that she knew a homeowner interested in volunteering for the DRB.

### 4. New Business

#### A. New Website Review

Erik pulled up the mockup of the website for review. The only thing left is to stock it with images. Megan posted on the WNA Facebook page asking for homeowners' photos by the end of the following week.

#### B. ToB E-Bike Rentals

The Town would like to install an e-bike charging station in Central Park. Duke said if the Town is behind it, the neighborhood should be covered for any liability. After the previous meeting, the Town representative sent information confirming this. Christine asked if they could be removed if they started having issues. Megan will email the Town to confirm their support for the e-bike installation. The Board would like the homeowners to be informed as well. Steven suggested a newsletter with general information and upcoming events. Duke asked that AE reach out to the Town to have them write an introduction to the e-bike program.

Christine would like the garage sale date to be in the newsletter. Megan proposed a poll to homeowners for a preferred date for the garage sale and suggested the dates June 10<sup>th</sup>, June 24<sup>th</sup>, or August 19<sup>th</sup>.

#### C. Alley Scrape Review

Erik addressed the alley scrape and informed the Board that it cost a little over \$10K, and Christine would like to revisit the contract with the snow removal contractors. She mentioned that plowing was less than desired and that shoveling was done well. The contract increased

by 20-25%. AE was under the impression that it was going well until the freeze and thaw that occurred. Steven agreed that the alley scraping could have gone better than planned.

Alley scraping, plowing, and guest parking scraping needs to be improved.

Megan asked that a reminder be sent to homeowners stating the end of the plowing and shoveling season, so they know that any snowfall after that date will not be removed.

Steven said he would review next year's bid and insist it not be increased by more than 4-5%.

Megan asked that they shovel a broader path on Impatient Green due to it becoming progressively narrower. Matt also said the markers need to be on the North side due to sun exposure.

#### D. Landscaping

##### a) Aspen Spraying

Steven said aphid spraying for trees on the greens was about \$10K, which Matt said was outside the budget to complete this year. Steven suggested getting a bid from another company for this. Christine did not see the point if the individual homeowners were not spraying the aphids on their yards. Matt said for deep root feeding, aerating, and --- it was about \$300.

Christine and Megan asked that a bid be obtained for the irrigation lines.

### 5. General Board Comments

The Board wants to schedule a walkthrough for May 9<sup>th</sup> at 4:30 PM. Megan asked that an email be sent to homeowners letting them know of the walkthrough and that they may receive a follow-up email with individual projects that need to be completed by homeowners. Christine reminded everyone that a fine schedule needs to be made, and Steven proposed creating one during the meeting.

Megan asked AE to ask homeowners to report anything they would like inspected during the walkthrough.

Duke recommended writing a letter to the Board stating that the Board does not support a lottery system for selling homes. Christine volunteered to write the initial draft of the letter, and Megan will edit it.

### 6. Schedule the Next Meeting

The next Board meeting was scheduled for May 9<sup>th</sup> after the Association walkthrough to begin at 4:30 PM.

### 7. Adjournment

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