

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

Wellington Board Meeting Agenda

Wednesday, July 19th, 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, Christine Britton, Matt Brewer, Laurie Collins, Mike Zobbe, and the Alpine Edge management team. Homeowner Sean Fitzsimmons was also in attendance.

The meeting was called to order at 6:02 PM by Christine Britton.

2. Approve Meeting Minutes

A. Meeting Minutes – 6/14/23

There were no suggested edits by the Board. Christine motioned to approve the 6/14 meeting minutes, which Matt seconded.

3. Old Business

A. Certificate of Deposit (CD) Update

Laurie addressed the Board and proposed opening a CD account with Vanguard. Laurie will supply AE with these numbers, which will be ratified at the next meeting. Steven will meet with Laurie about the next steps to ensure a certain amount of liquid funds are set aside for emergencies. They will also look at the reserve study for any upcoming expenditures.

B. 170 Bridge Street Vacant Lot

Steven spoke to the homeowner and explained the Board's position and the potential of pressing fines. David said he is working on the topography and plans to begin the process in September.

Mike asked which rule the homeowner would be fined against. Laurie asked where the docs were that dictate that he has to landscape that property. Steven pointed to the yard

maintenance rule. Erik recommended starting with the current fine schedule per the enforcement policy. The next step would be contacting an attorney to discuss the possibility of liens.

Mike is ok to move forward with the fine schedule and suggested proposing that the homeowner sell the land to the HOA. There is a rule in place that the Association can move forward with the landscaping of lots not in compliance, which could be billed back to the owner. Matt suggested starting the process of updating the enforcement policy due to the current copy being from 2016. Erik confirmed that the HOA can apply fines daily but can only fine up to \$500 per CO law.

Erik will have an update for the Board by next Friday.

C. Fee structure for noncompliance

Erik will fine the homeowner based on the Association's current fee structure and contact the attorney to begin updating that fee structure.

4. New Business

A. Landscaping

a) Bridge Street Tree replacement

Steven met with the landscaper Neils Lunceford onsite to map out where the two spruce trees will be planted along Bridge St. Spruce trees were chosen due to the moose being attracted to aspen trees. Steven notes that there's no regulation on how small a tree we can plant.

b) Vern Johnson Sprinkler System

Erik presented a bid to bury the irrigation on Vern Johnson Park underground. Christine thought the bid was high and didn't think the Board should proceed. AE can get a bid from another contractor if the Board is still interested in burying the irrigation lines in this area. The Board agreed for AE to get more bids and discussed the possibility of opening the discussion to the homeowners.

c) Irrigation Discussion

Erik pulled up the spreadsheet shared with Neils Lunceford that details the issues with irrigation throughout the neighborhood. He pointed out a concern brought to our attention by a homeowner on Placer Green regarding a tree that was cut down. Erik was able to speak with the owner and help resolve the issue. Megan asked that Leap Frog Green be added to the spreadsheet.

Erik and Steven drove through the Association and said most common areas looked good, except a few places and two greens. Matt said most issues run along the roads, not necessarily in the greens. Erik noted that most problems are from the individual lots connected to the main water. It is AEs understanding that the irrigation issues on individual lots are the homeowner's responsibility, which has

been a past discussion. Mike agrees that irrigation on personal property would be the homeowner's responsibility.

The Board discussed homeowners getting off the HOA water. A new policy will be addressed and written before the Annual Meeting. Erik will add this topic to the agenda for the next Board meeting and encouraged the Board to come up with ideas on how to handle this.

B. 111 Bridge Street Pump House Maintenance

Erik informed the Board that the AE team is working on the repairs for the pump house that the HOA manages. A bid will be obtained for the Boards review. Megan suggested getting a proposal from the Dice Brothers.

5. General Board Comments

Megan said a bid was obtained by a contractor that would not be able to start till next summer. She asked for more bids and clarified where the fences would be installed. Christine didn't foresee it happening this summer but maybe next spring.

AE said a contractor will be going around the neighborhood to repair some of the damage from the snow plow this past winter. Megan asked for an update on the items from the April walkthrough that specific homeowners were asked to address. Erik will follow up with these homeowners and apply fines if needed.

Megan mentioned that the DRC would like new members, and there are a couple of volunteers. She asked that AE follow up with the DRC about recruiting people.

Megan asked when the Board would like the Airstage to come to the neighborhood. The Board decided on 9/14. Megan will confirm the dates. AE will inform homeowners and make sure irrigation is off on this day.

Matt was concerned about a rumor that a deed-restricted house in the neighborhood was sold at the wrong price. Megan said the homeowners received the wrong amount, and the housing authority needed to catch it. Laurie thinks it is an issue the new homeowners must handle with the Town.

Christine mentioned that some trees on Midnight Sun are dying and need to be taken care of.

Sean pointed out that the Wellington website had an error with the wrong version of the Design Guidelines being linked on the homepage. AE will correct this error.

6. Schedule the Next Meeting

The next board meeting was scheduled for Wednesday, August 16th, at 6:00 PM.

7. Adjournment

There was a motion to adjourn the meeting at 7:26 PM.