

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

Wellington Board Meeting Agenda

Wednesday, August 16th, 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
- Jessica Martin – HOA Dir. of Comm.

1. Roll Call; Determine Quorum

Laurie Collins, Megan Matza, Matt Brewer, Mike Zobbe, Duke Barlow, Christine Britton, and the Alpine Edge Management team listed above attended the meeting.

The meeting was called to order at 6:05 p.m. by Christine Britton.

2. Approve Meeting Minutes

A. Meeting Minutes – 7/19/23

There were no suggested edits to the 7/19 minutes from the Board. Christine motioned to approve the minutes, which Matt seconded, and the motion passed.

3. Old Business

A. Certificate of Deposit (CD) Update

Laurie has put together a CD investment plan with Vanguard and recommends two different CDs, three-year and five-year CDs:

Total Reserve balance: \$242,350

3-year CD (5.45%) \$88,000

5-year CD (5.20%) \$114,000

Total left in bank account: \$40,350



Matt asked how much was being added to the reserve fund. She explained that there will be \$1600 added each month to the reserve account for the rest of 2023. There is \$5,000 of expenditures on the reserve study for 2023, but \$35,330 for 2024.

Dues will be raised for the next fiscal year. The budget will be created in September.

Christine motioned to invest in a 3-year - 5.45% and 5-year - 5.2% CD, which Matt seconded, and the motion passed.

B. 170 Bridge Street Vacant Lot

AE has sent four violations to the homeowner for noncompliance. Megan asked if the fines were being paid. AE will have to check with accounting to verify. Duke asked about a lien. Steven said an attorney would need to be contacted to ensure the proper steps were being followed.

C. Landscaping

a) Bridge Street Tree replacement

Steven said the trees have yet to go into the ground, but NL has obtained permits for the installation. He hopes they are in by next week.

b) Vern Johnson Sprinkler System

The bid provided to the Board from Better Views was approved to bury the irrigation system in Vern Johnson Park. This is in motion and will be completed this summer.

Megan asked if landscaping and irrigation could be split between two companies. Steven said there are many benefits to going with one company for everyone. Matt said RFPs should be installed for next year.

4. New Business

A. 111 Bridge Street Pump House Maintenance

In an email before the meeting, a bid was presented to the Board to repair and stain the stairs and railing at the pump house. The Board agreed to fix the stairs at the pump house. This will be completed this summer. Staining may be completed next summer.

B. Appointment of additional DRC members

The DRC requested the Board appoint new members to the committee and sent qualifications for the Board to consider. Lars Zimmerman volunteered for a committee spot. The board agreed to appoint Lars to the WDRC. AE will send a communication out to homeowners to recruit one more member.

C. Landscaping/irrigation policy for homeowner responsibility

There was a discussion about replacing the irrigation. The Board would like to ID what is on the systems and prioritize the replacement based on where it is most needed.

The proposed Irrigation Policy drafted by Erik was discussed. The Board would like an end-of-summer email to go to homeowners preparing for the new change. Matt thinks a two-year warning should be given. The Board is in favor of the policy. The next step would be to talk to NL to see if it is plausible and if getting homeowners onto their own water is possible. AE will also contact other companies to see if they could bid for the project.

There was a conversation about whether the HOA would cover the capping of the individual homeowner's irrigation of the common water.

D. Lincoln Park Trellis

Steven got a bid to re-stain the trellises on the greens for \$3K using a semi-transparent stain. The board approved the proposal.

5. General Board Comments

David Rossi joined the meeting to discuss water efficiency and potential opportunities for turf replacement programs to save water in public rights of way (e.g., Bridge Street in Lincoln Park, Vern Johnson Park, etc.) for the Association. He recommends inviting HC3 to a future Board meeting to talk about their water-smart irrigation program and start a conversation about conversion for homes, which would require TOB involvement. David feels the TOB could use a little push for subsidizing turf replacement.

Megan asked if going to the Town was the only way to move forward with this or if HC3 could support it financially. David got a quote for zero-scaping, and it was about \$5K. The town would need to approve deed-restricted homes, adding this to their property improvement and sale price. Steven asked if they had other options for zero-scaping other than turf. David said they work with local experts. Steven would like to meet with David to see how or if it would be a good option for the Association. Matt asked for the contact at HC3, which David provided. Steven will reach out.

Megan asked about AppFolio and ACH payments. Steven explained that while there is a fee to process dues payments through the portal, AppFolio has agreed to waive all e-check fees for the first year. Homeowners will still have the option to mail in dues payments to the association's PO Box.

Megan asked about the alcohol laws for selling at the Air Stage concert scheduled for 9/14. There was a brief discussion about homeowners handing out alcohol for donations.

6. Schedule the Next Meeting and Annual Meeting Date

The next Board meeting was scheduled for Tuesday, Sept 26th.

The Annual Meeting will occur on Tuesday, November 14th at 5:30 PM at the library if available.

7. Adjournment

The meeting was adjourned at 7:24 PM.

