

# 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, September 26th, 2023 – 6:00 PM MDT

### Wellington Board of Directors in Attendance

- Christine Britton – President
- Megan Matza – Vice President
- Duke Barlow – Secretary
- Laurie Collins – Treasurer (*absent*)
- Matt Brewer – Member at Large
- Mike Zobbe – Member at Large (*absent*)

### Alpine Edge Representatives in Attendance

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

### 1. Roll Call; Determine Quorum

A quorum was met due to having four of the six Board members listed above in attendance for the meeting.

The meeting was called to order at 6:06 p.m.

### 2. Approve Meeting Minutes

#### A. Meeting Minutes – 8/16/23

There were no suggested edits by the Board. Duke motioned to approve the 8/16 Board Meeting minutes, which Megan Matza seconded, and the motion passed.

### 3. Old Business

#### A. 170 Bridge Street Vacant Lot

The lot owner has been fined per the enforcement policy. Megan suggested reaching out to an attorney with the association documents for advice. Alpine Edge will contact the attorney for advice on the next steps.

#### B. Fence Install on Leapfrog, Madeline, and Dragonfly

After some discussion and comparing the bids, it was found that Strategic Fencing's offer of \$9600, along with the 15% AE management fee, is a better option than Brian Petersen's bid of \$11K without the AE management fee. Alpine Edge confirmed they can manage the project and will contact Strategic Fencing to get started. The Board would prefer no gates in the new fences.

### C. Landscaping

Erik presented the 2024 Neils Lunceford contract to the Board, which proposed adding garden bed maintenance and mulching for an additional cost of \$20K. Christine would like to obtain a bid for mulch from a different company due to the high price presented by Neils Lunceford.

Steven has requested to see a like-for-like comparison of bids from the last two years. According to Neils Lunceford, there will be a 5% increase in the base contract this year. However, Alpine Edge believes that what was presented is more than the expected increase.

Megan informed the Board and AE about a broken irrigation line located under a driveway. This has caused a reduction in irrigation pressure in the affected area. It may be necessary to abandon the line and install a new one. However, this issue will be addressed next summer because the irrigation system has already been turned off for the season.

### D. Other Maintenance

- a) Trellis Painting, Pump House Repairs, and Vern Johnson Sprinkler Bury

The Board was informed that these projects have been completed.

The controller at 5 Cedar Green still needs to be completed but should be soon.

## 4. New Business

### A. Appointment of one additional DRC member

During the meeting, it was announced that two more individuals have volunteered to serve in the DRC, bringing the total number of members to six. However, the Board prefers to have only five members for voting purposes. AE will be informing the DRC about this.

Megan raised a question during the meeting as to why homeowners require approval from both the Town and the DRC. Erik clarified that the DRC adheres to different standards.

### B. Landscaping/irrigation policy for homeowner responsibility

The irrigation system has been switched off. Erik clarified that the government document gives the HOA the authority to determine whether the HOA will cover the irrigation for individual lots or if the homeowners are responsible. Erik created an irrigation policy to inform homeowners that they must get on their own irrigation systems.

During the meeting, Matt explained how the irrigation zones operate within the neighborhood. Erik proposed breaking this project into two phases. The first phase involves homeowners responsible for maintaining their lots, while the second phase informs homeowners that they have until 2025 to switch from using common water.

Matt would like to meet with Dave Rossi, who suggested working with HC3 at the previous board meeting.

When the new policy is implemented, the board will allow homeowners to adopt zero-scaping in their yards.

## **5. General Board Comments**

Owners are upset about the fees imposed on homeowners paying dues through AppFolio. At a recent property management conference, Erik learned this will soon be the case across all platforms. AE will be prepared for this topic at the Annual Meeting in November.

AE will contact the police department regarding placing barriers in the neighborhood for Halloween.

Three seats will be up for election this year on the Board of Directors. Megan wants to solicit homeowners earlier than usual and market the treasurer position.

## **6. Schedule the Next Meeting and Annual Meeting Date**

The Annual Meeting was scheduled for Nov 15<sup>th</sup>, but there are conflicts. Erik will look at trying to schedule the meeting for the week prior at the library. AE's goal is to have the budget ready for review by mid-Oct.

The next meeting was scheduled for October 24<sup>th</sup> at 6 p.m.

## **7. Adjournment**

There was a motion to adjourn at 7:26 p.m.

