

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 Minutes

Tuesday, October 24th, 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.
- Lindsay Wood – HOA Accountant

1. Roll Call; Determine Quorum

The meeting was attended by Christine Britton, Megan Matza, Laurie Collins, and Duke Barlow.

The meeting was called to order by Duke at 6:25 PM.

2. Approve Meeting Minutes

A. Meeting Minutes – 9/26/23

There were no suggested edits to the meeting minutes. Duke motioned to approve the 9/26 meeting minutes, which Megan seconded, and the motion passed.

3. Financial Review

A. 2024 Proposed Budget

Lindsay Wood reviewed the proposed FY2024 budget with the Board. There were a few changes to the following line items:

- Parking supplies – This number was reduced from last year.
- Snow scrapes – This was increased based on the need for one scrape per year of the alleyways.
- Landscaping – The board chose to include mulching as an added service in landscaping. Erik reviewed the proposed contract for Neils Lunceford and the services included.
- Snow shoveling and plowing will stay flat to last year due to the contractor not increasing the rates.
- Reserve dues income was increased to \$25K based on the reserve study completed for the Association.
- Homeowner dues will be increased to \$99.96/month.

Duke motioned to approve the FY2024 budget, which Laurie seconded, and the motion passed.

4. Old Business

A. Other Maintenance

a) Vern Johnson Staining and Fence Repairs

The Board was informed that this project has been completed.

b) Fence Install on Leapfrog, Madeline, and Dragonfly Greens

The fences will be installed along the three greens this week or the week of the 30th.

5. New Business

A. Annual Meeting Review

a) Election and Number of board seats

Alpine Edge received one nomination for the treasurer position, and the board approved her qualifications.

Laurie had other recommendations to fill the other Board seats.

The Board deliberated on the number of Board members. The Association Bylaws state 3-7 members.

6. General Board Comments

AE will send the Annual Meeting packet to the Board for review.

There was a discussion about AppFolio. AE will be prepared to take on this topic at the Annual Meeting and address any homeowner questions or concerns.

The Board had a couple more topics to add to the Annual Meeting agenda:

- AppFolio
- Vacant Lot Landscaping
- Capital Improvement Plan

7. Schedule Next Meeting

The Annual Meeting is scheduled for November 15th at 6:00 PM.

8. Adjournment

The meeting was adjourned at 7:32 PM.