

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

Wellington Board Meeting Agenda

Tuesday, January 9, 2024 – 6:00 PM MDT

Wellington Board of Directors in Attendance:

- Christine Britton
- Megan Matza
- Beverly Willms
- Sean Fitzsimmons
- Matt Brewer
- Mike Zobbe
- Brian Peterson

Alpine Edge Representatives in Attendance:

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

1. Roll Call; Determine Quorum

- Christine Britton called the meeting to order at 6:03 pm.
- A quorum was met with all board members in attendance.
- Introductions of sitting Board members and the Alpine Edge management team were made for new members.

2. Approve Meeting Minutes

A. Meeting Minutes – 10.24.23

- There were no suggested edits to the 10/24 meeting minutes.
- Mike Zobbe motioned to approve the 10/24 meeting minutes, which Megan Matza seconded, and the motion passed.

3. Current Business

A. Appoint Board Seats

The Board deliberated officer positions, which were determined to be the following:

President – Megan Matza

VP – Christine Britton

Treasurer – Beverly Willms

Secretary – Mike Zobbe

Members at Large – Matt Brewer, Sean Fitzsimmons and Brian Peterson

Christine Britton motioned to approve the Board officer positions, which Brian Peterson seconded, and the motion passed unanimously.

B. Annual Meeting Recap

- An idea was proposed at the annual meeting for an owner's workday to clean up and enhance the communal spaces in the neighborhood, which would help save costs. The suggestion was made due to the importance and cost of mulch.
 - The Board is interested in creating a committee for this event.
 - Alpine Edge will draft an email to solicit homeowners.
- The possibility of using the WNA Facebook page as the voice of the neighborhood was discussed.
- AppFolio touched on the fees incurred for homeowners when paying dues. Alpine Edge is working on how to offset the fees.
 - A discussion was had on the possibility of Alpine Edge taking on the processing fees.

C. Bank Account & CD Signers

- AE would like to add two signers to the WNA bank accounts.
- New Board members were informed that some of the HOA funds will be put into a CD account because the HOA does not need the funds at this time.
- The Board agreed that Megan Matza and Beverly Willms will be added as signers on the bank accounts.

D. Landscaping/irrigation policy for homeowner responsibility

- The drafted landscaping and irrigation policy was emailed to the board for review.
- The board unanimously agreed that the policy should be clear and straightforward without any ambiguities.

E. DRC Discussion

- The Board was informed that Leigh Girvin resigned from the Design Review Committee.
- The Board will appoint a new member. AE will help solicit homeowners to fill the open position.
 - A letter will be drafted, sent to homeowners, and posted on the website.
- The board wants to remove the ambiguity in the Design Review standards.
- There was a discussion regarding Board members attending DRC meetings.
- AE will send a link to the board to access the DRC applications.
- The board asked if the addition of carports on the attached garages would be a project approved by the DRC. AE will investigate this.

4. General Board Comments

- Board members will bring potential dates to the next board meeting for the summer garage sale.
- The board asked that snow piles be pushed back from French Gulch to be able to exit the neighborhood safely.



- AE would like to have letters for the trellises on the greens to replace letters when they fall. The board approved a \$1500 spending allowance.

5. Schedule Next Meeting

- The next meeting was scheduled for Tuesday, March 6th, at 6:00 p.m.

6. Adjournment

- There was a motion to adjourn at 7:46 p.m.

