

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

Wednesday, March 6th, 2024 – 6:00 PM MDT

Wellington Board of Directors

- Megan Matza – President*
- Christine Britton – Vice President*
- Mike Zobbe – Secretary - *absent*
- Beverly Willms – Treasurer*
- Sean Fitzsimmons – Member at Large*
- Matt Brewer – Member At Large*
- Brian Peterson – Member At Large*

Alpine Edge Representatives

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

- **Roll Call; Determine Quorum**

- A quorum was met with six of seven board members in attendance.
- Christine Britton called the meeting to order at 6:02 p.m.

- **Approve Meeting Minutes**

- Meeting Minutes – 1.9.24
 - **Motion:** Megan Matza motioned to approve the 1/9 meeting minutes as written, which Christine Britton seconded, and the motion passed.

- **Current Business**

- Landscaping/irrigation policy for homeowner responsibility
 - The drafted policy was reviewed.
 - The board had concerns with repairs being made promptly by homeowners.
 - First Phase to work out is everyday operations. Need to identify what can and cannot happen with the contractor.
 - The board would like to roll out a new policy requiring homeowners to be of common water by a certain date.
 - Rain sensor discussion
- DRC Member Recruitment
 - The board made several recommendations for DRC recruitment. Alpine Edge will contact recommended homeowners to gain interest.
 - The Board discussed asking the DRC for input on addressing grey areas in the design guidelines.

- Owner Workday
 - This idea was suggested during the Annual Meeting. The board agreed to scrap this idea for now.
- Snow Removal
 - The board discussed snow removal on the Bridge Street Sidewalk.
 - Temperature fluctuations make controlling the sidewalk's ice build-up difficult due to freeze and thaw conditions.
 - Plow and other machinery could have added to this issue.
 - Sand can be spread to help with traction.
 - A spreadsheet of snow removal issues was created after the last snowstorm. Alpine Edge was able to address all issues except snow storage on lawns.
 - The snow removal company covers transformers and utilities with snow and stores snow over fence lines.
 - There was a suggestion to save funds to extend the sidewalk in Bridge St.
- **General Board Comments**
 - There was a discussion about homeowners wrongly using guest parking.
- **Schedule Next Meeting**
 - The next meeting was scheduled for April 24th.
- **Adjournment**
 - The meeting was adjourned at 7:07 p.m.