

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, April 24th, 2024 – 6:00 PM MDT

Wellington Board of Directors

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

Alpine Edge Representatives

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

1. Roll Call; Determine Quorum

- Six of seven board members were present at the meeting.
- Others in attendance at the meeting included:
 - HCC representatives Andre and Rachel
 - Neils Lunceford representative Chris Conway
 - Homeowner Michelle Chapdelaine
- Christine Britton called the meeting to order at 6:01 p.m.

2. Approve Meeting Minutes

- Meeting Minutes – 3.6.24
 - Christine Britton motioned to approve the meeting minutes as written, which Megan Matza seconded, and the motion passed.

3. Current Business

- Landscaping
 - Irrigation Policy for Homeowners
 - Chris Conway provided feedback on separating homeowners from the common water supply and outlined the necessary steps to commence the project.
 - Subcontractor work worth \$5,000 is required before starting. The cost of setting up an independent water supply for each home to be cut off ranges from \$8,000 to \$9,000. The affected homes will have to establish individual maintenance contracts.



- Homes that would need to be removed from common water are those that do not share irrigation with the greens.
- Rachel and Andre from HCC discussed the water savings program and their collaboration with Irrigation Analysis for water assessments.
 - Consider getting an irrigation assessment from Irrigation Analysis in Denver. Neils Lunceford may not be able to do it due to Wellington's size.
 - By installing upgrades approved by the irrigation analysis team, the HOA can recover some of its costs.
 - HCC will give rebates/reimbursements for irrigation assessment at Wellington up to \$2,500 in 2024.
 - HCC also sets aside roughly \$3,500 in state grant money per home for native plantings and projects.
- According to Neils, Bermuda Grass is a new type of low-water/drought-resistant grass that could be planted in areas going forward.
 - Another way to cut down irrigation costs is for homeowners to adopt native landscaping or zero scaping.
- Alpine Edge will coordinate the water assessment audit.
- Alpine Edge will compile a spring/summer newsletter with this information for homeowners.
- Rain Sensors/Smart Controllers
 - It was suggested that the entire property be put on a smart control system. However, this would require an A-Cellular subscription, which costs \$300 per year per controller.
 - Solar version of the controller would cost around \$35K.
 - A Wi-Fi option was also discussed.
 - The board discussed starting with phase one of the Association and debated rain sensors. The town may offer grants for this project.
 - A quote from Neils Lunceford was obtained last year. Alpine Edge will continue working with Neils Lunceford on this topic.
- DRC Member Appointment
 - Alpine Edge is not receiving timely responses from the DRC. Mike Zobbe made a request, but we have not received official approval.
 - Michele Chapdelaine expressed interest via email but did not apply due to not meeting requirements.
 - **Motion:** Matt motioned to appoint Michelle C. to the DRC, which Christine Britton seconded, and the motion passed.
- CD Investment
 - The investment account is set up with Vanguard.
 - Alpine Edge recommends against the previous plan due to a potential lack of funds later.

- Over the next three years, the multi-year CD won't be available for upcoming projects, including crack seals, rain sensors, mulch, tree replacement, and potential irrigation repairs.
- The initial reserve investment plan was:
 - 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
- Alpine Edge recommends a 1-year CD with the existing Vanguard account.
- The board agreed to a 100K in a 3-year CD.

4. General Board Comments

- The Board would like the plow contractor to pull/pick up the posts.
 - A reminder about the end of the snow removal contract is to be in the newsletter.
- The Board will compile a list of topics for the newsletter and send it to Alpine Edge.
- Valve boxes must be repaired on the right side of Bridge St. along the sidewalk.
- 140 Bridge Street Landscaping:
 - Alpine Edge is expecting updates on the landscaping plan on May 6th.
 - Discussion on the possibility of employee housing being built.
- The Board would like a friendly reminder sent to homeowners regarding the speed limits and children in the neighborhood.
- The AirStage concert will be on Sunday, September 8th, from 5-7 p.m.
- The garage sale date will be determined based on a Facebook poll of homeowners.
- A bigger container will replace the dog waste dispenser once a reinforced post is installed.
- Mulch bid will be obtained from Better Views Landscaping. Budgeted around \$10K for this project.
- Letters for trellises have been delivered. Discussion regarding design change in the future.

5. Schedule the Next Meeting and Property Walk

- The next Board meeting was scheduled for May 29th at 6:00 p.m.

6. Adjournment

- The meeting adjourned at 7:36 p.m.