

THE WELLINGTON NEIGHBORHOOD



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, May 29, 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 **absent*
- Matt Brewer – Member At Large **absent*
- Brian Peterson – Member At Large

Alpine Edge Representatives

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

1. Roll Call; Determine Quorum

- A quorum was met with five of seven board members in attendance.
- Homeowner/ DRC member Michelle Chapdelaine was in attendance.
- The meeting was called to order at 6:01 p.m.

2. Approve Meeting Minutes

- Meeting Minutes – 4.24.24
 - **Motion:** Megan Matza motioned to approve the 4/24 meeting minutes, which Christine Britton seconded, and the motion passed.

3. Current Business

- Financial Review
 - Budget Vs. Actual
 - The HOA is currently \$12,992 under budget, mainly due to lower repair and maintenance costs. Additionally, water expenses, which typically increase in the summer, are expected to balance out the budget.
 - Balance Sheet
 - The operating cash in the bank is \$57,231, including \$33K in due to/due from, which is to be transferred to reserves from the operating account.
 - Reserve cash in the bank is \$231,530.
 - The Accounts Receivable amount to \$14,754, representing outstanding dues. Alpine Edge has been actively pursuing delinquent payments from owners through emails and phone calls.

- Landscaping
 - Neils Lunceford Update
 - The landscaping/irrigation contract is \$75K.
 - Neils Lunceford is working on irrigation activation throughout the neighborhood. Spring cleanup was completed on 5/21.
 - Any irrigation issues found should be reported to Alpine Edge.
 - The responsibility for issues within individual owners' lots was discussed.
 - Irrigation Assessment
 - Three tasks were discussed with the Board:
 - Task 1 is budgeting for water usage. Alpine Edge suggests foregoing this task.
 - Task 2 is an evaluation of the irrigation system, which can split the cost and project over multiple years. HCCC has allocated \$2,500 in grant money for this audit. Cost breakdown for phasing the audit:
 - Evaluating half of the system costs \$8,662.
 - Evaluating a third of the system will cost \$6,050.
 - Task 3 is optional and involves mapping the zones and providing a more organized map of all the zones and systems within the neighborhood. The task costs \$3,960.
 - Alpine Edge will ask for an example of the mapping that would be completed.
 - If the project is split into two years and only completes task 2, the costs would be:
 - 1st year: \$8,662 - \$2,500 grant = \$6,162 total
 - 2nd year: \$8,662 - \$2,500 grant = \$6,162 total
 - Wellington will be split into two phases. Alpine Edge will monitor the irrigation spreadsheet to see how many issues arise on the Lincoln Park side.
 - It was requested that Neils Lunceford record the lots that have irrigation when doing the fall blowouts.
 - The Board agreed to a one-time repair of irrigation issues for 23 Dragonfly Green.
 - Mulch Color Decision
 - The Board agreed to the darker mulch color.
 - The cost of this project is \$1200. The landscaper will be asked to lay the mulch immediately.
 - Cobble Replacement
 - A suggestion was made to get bids to replace the cobble gap between the sidewalk and asphalt due to high maintenance costs.
 - Options were presented to the board:
 - Cobble embedded into concrete.
 - Asphalt with slight drainage - There will be some maintenance for this option.

4. General Board Comments

- Neighborhood walkthrough was completed to see what homes need to complete maintenance.
 - Property fences are the responsibility of homeowners. The HOA is responsible for the fences on public-facing greens, which will be painted and maintained by the HOA. The interior-facing side of the fence is the responsibility of the homeowner.
 - A fine schedule must be created to enforce HOA rules.
 - A newsletter was suggested to announce what needs to be completed.
 - There may be benefits of making upgrades/maintaining the house from the ToB for resale value.
- The committee has approved funding for sheds in the historic district. Michelle suggested that the Board make a statement to the committee for incentives in WNA due to deed-restricted status to maintain the structures.

5. Schedule the Next Meeting

- The next meeting was scheduled for July 10th at 6:00 p.m.

6. Adjournment

- The meeting adjourned at 7:32 p.m.