

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, July 10th, 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

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

1. Roll Call; Determine Quorum

- The meeting was attended by six of seven board members
- DRC member Michelle Chapdelaine was in attendance.
- The meeting was called to order at 6:04 p.m.

2. Approve Meeting Minutes

- Meeting Minutes – 5.29.24
 - **Motion:** Megan Matza motioned to approve the 5/29 minutes, which Christine Britton seconded, and the motion carried.

3. Current Business

- A/R Review
 - There are 20 delinquent owners, down from 43 a month and a half ago.
 - Six owners are not making any payments, and some have acknowledged they will start payments. The rest are either making small payments or need to correct their payment amounts.
 - To enforce the collections process and liens, the HOA must update the policies.
- Home Upkeep Fine Discussion + Procedure
 - Owners were emailed from our audit who needed to paint their homes, garages, fences, stairs, etc., or clean up their yards.
 - Some responses had plans of action, but many did not respond or asked for clarification.
 - Some owners were upset about potential fines for non-compliance.

- While the declaration allows for enforcement, current state law suggests that a more drastic approach is not recommended unless it's an emergency.
 - Monetary fines may still be appropriate according to state law.
- Landscaping & Grounds Updates
 - Irrigation Assessment
 - Tentatively scheduled for Thursday, July 25th. Neils will meet Alpine Edge on-site. They will start with old Wellington and work up the neighborhood until the \$6K threshold is met.
 - Cobble Replacement
 - Alpine Edge contacted four asphalt companies, but only one returned the call, stating they were fully booked for the summer. None provided an estimate.
 - Alpine Edge received a \$36,000 quote from a general contractor.
 - Elco quoted \$11,000 to install cobblestone in concrete, but it may not be worth the investment.
 - Alpine Edge suggests revisiting the discussion in the winter when contractors may have more availability to bid.
 - Other Items:
 - Tree replacement along 9 Farncomb Green and Bridge Street? It doesn't appear to be HOA property, but I doubt the town or owner would replace
 - 5 Cedar Green controllers on the homeowner's house. They want it moved, which might cost \$500-\$1000.
 - A homeowner requests the board renovate the island at the cul-de-sac alley behind 141 Bridge Street.
 - Irrigation leak repairs are needed on a controller near the pump house.
- Design Review Discussion
 - Submittal and Review Turnaround
 - The DRB meets to review projects on the third Monday of every month for submissions received by the second Thursday.
 - Alpine Edge is still experiencing delays with the DRC's response.
 - The next meeting is on Monday, July 15th, and an email with the board tagged will be sent containing the two submissions received this month.
 - A response hasn't been received for last month's 57 Midnight Sun submittal.
 - The Board will contact the DRC members regarding their current interest in remaining on the committee.
 - AppFolio DR Implementation (review process)
 - The board and Alpine Edge went through the AppFolio process for design review submissions. This could be a method for the board to approve smaller projects that don't require DRC input.
 - 170 Bridge St Update
 - David O'Neal submitted plans through AppFolio
 - DRC reviewed, and the review and notes were sent to David in early June through the AppFolio submittal, stating the work was approved except for the stipulations from the DRC

- Alpine Edge has offered David help to solicit bids for the work and will do so. David said he will also work on getting bids over the next week or so
- Alpine Edge will push for David to accept and sign a quote and start work this summer
- An Attorney was consulted for assistance with enforcement. The HOA enforcement policy needs to be updated.

4. General Board Comments

- The renter issue on Willow Green was discussed.
- There has been an uptick in street parking. The streets are the responsibility of the Town of Breckenridge. Any complaints should be directed to the non-emergency hotline.

5. Schedule Next Meeting

- The next meeting was scheduled for Wednesday, August 9th, at 6:00 p.m.

6. Adjournment

- The meeting was adjourned at 7:44 p.m.