

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, August 7, 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

Alpine Edge Representatives

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

I. Roll Call; Determine Quorum

- A quorum was met with five of seven board members in attendance.
- Christine Britton called the meeting to order at 6:03 p.m.

II. Approve Meeting Minutes

- Meeting Minutes – 7.10.24.
 - **Motion:** Megan Matza motioned to approve the 7/10 meeting minutes, which Sean Fitzsimmons seconded, and the motion carried.

III. Current Business

- AppFolio ACH Fees Update
 - Alpine Edge will be sending an email out this week to homeowners explaining the change in service fees from \$0 to \$2.49 for ACH payments through AppFolio
 - Alpine Edge is working on possible solutions to this.
- Financial Review
 - A/R Review & Policy Updates
 - There are 18 delinquent owners currently, down from 20 last month.
 - The Board will assist in contacting delinquent homeowners.
 - Physical notices will be posted on doors.
 - To enforce collections with an attorney, we will need the policies updated. This will probably be around \$500-\$1000.



- Landscaping & Grounds Updates
 - The irrigation assessment has been completed. Alpine Edge will share the report with the Board once it is received.
 - Matt's request -Water usage comparisons between last year and this year
 - TOB changed the billing for 2024 in January after the budget was approved for Wellington. This led to a significant decrease in winter water expenses and an increase in summer water expenses. Despite this, we anticipate staying within budget.
 - As of June, the HOA is almost 50% under budget. The town explained that the water bills for this year should be similar to prior years, focusing on billing more during high-usage times of the year.
 - June 2023=\$2006 vs June 2024= \$8200. Last year, there were delays in getting all irrigation up and running
 - The HOA budgeted \$24K for landscaping.
 - Alpine Edge was informed that Neils Lunceford would be stricter with billing this year due to providing unbilled work last year.
 - Alpine Edge will meet with Neils Lunceford to ensure that any extra work does not exceed the HOA budget. The Board wants to ensure that the HOA is not overcharged or double-charged for additional work.
- Design Review Discussion
 - Dennis Kuhn resigned from the DRC. The current DRB is Brandon Smith, Brad LaRochelle, Lars Zimmerman, and Michele Chapdelaine.
 - There was a discussion regarding using AppFolio for design review.
 - A quick approval on AppFolio (hot tub/fence) can occur over AppFolio, but a large approval (addition) may need to happen outside of AppFolio.
 - The current DRB members are not all registered on AppFolio. All board members are active except Mike Zobbe and Matt Brewer.
 - The Board will continue to discuss the implementation of AppFolio DRC approvals in the new year.
 - Alpine Edge hasn't heard anything about the July submittals and is still awaiting June's 57 Midnight Sun submittal response.
 - Megan Matza will contact the DRC regarding timely responses to submittals.

IV. General Board Comments

- An email regarding parcel sales across French Gulch was sent to the Board. No action is needed unless there is an interest in buying. Parcel sales can be found online.
- Heat pump incentives from HCCC.
- The Air Stage event in Wellington will take place on September 8th. Alpine Edge will ensure the irrigation is off in Central Park for this event.

V. Schedule Next Meeting

- The Annual Meeting will be held at the library on November 6th. The budget will be prepared by Oct. 1st.
- The next board meeting will occur on September 11th at 6:00 p.m.



VI. Adjournment

- The meeting was adjourned at 7:15 p.m.

