

THE WELLINGTON NEIGHBORHOOD



BRECKENRIDGE ♦ COLORADO

Wellington Board Meeting Minutes

Tuesday, February 11th, 2025 – 6:00 PM MDT

Wellington Board of Directors

- Megan Matza – President
- Sean Fitzsimmons – Vice President
- Beverly Willms - Treasurer
- Toril McGuigan- Secretary
- Jennifer Svingos– 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 all board members in attendance.
- Homeowners Allen Frechter and Kelly were in attendance.
- The meeting was called to order at 6:02 p.m.

II. Approve Meeting Minutes – Board Meeting – 1.9.25

- **Motion:** Megan Matza motioned to approve the meeting minutes, which was seconded, and the motion carried.

III. Current Business

- Alley Naming
 - Discussion led by Allen Frechter on alley naming efforts over the past eight years highlighted recent navigation issues for emergency responders, particularly following a fire incident last summer.
 - He contacted the assistant town manager, who said that decisions rest with the town council, none of whom lives in the neighborhood.
 - Concerns about the address system were raised, including odd/even numbering confusion and the call for a standardized format.
 - There was an emphasis on collaboration with local emergency services and resident education on reporting locations.
 - A personal experience shared about guiding an ambulance, demonstrating the need for better navigation.
 - HOA will communicate formally with the town and involve local organizations.

- There was a discussion on funding and the importance of dispatcher familiarity with the area.
- There are plans to engage local police to request the existing police grid system and align community education with police protocols.
- 2024 Year-End Financial Review.
 - Comparative P&L-
 - 2024 Net operating income ended in a deficit of -\$1,535. The overages that primarily contributed to this are landscaping/irrigation, snowplowing, and accounting.
 - 2024 Net reserve income ended in a surplus of \$21,022 (\$7510 spent in reserve in 2024)
 - Balance Sheet
 - Operating bank account at year-end: \$38,447.
 - Reserve cash totaled: \$132,000.
 - Vanguard CD balance: \$100,000, expected to yield about \$4,500 in interest upon maturity.
 - Balance Owed to Reserve Account
 - Operating account owes reserve account \$40,000.
 - Historical context: dues previously paid into the operating account, requiring manual transfers.
 - The accounting team is developing a plan for incremental transfers while maintaining stability in the operating account for monthly expenses.
 - Suggestion to upload the Balance Sheet and P&L online for all owners, pending board approval.
 - A/R review
 - There are a few homeowners behind on HOA dues or are still paying last years des amount.
 - Alpine Edge will reach out to delinquent owners.
- Landscaping
 - Drew Thetford said he is interested but is trying to determine if he has the staffing. There is potential to save \$5,000-\$10,000, but his company is inexperienced with the system.
 - Neils Lunceford is the current contractor and is a strong option due to local familiarity.
 - Concerns were raised regarding the risk of complaints from homeowners with a contractor switch and the need to maintain landscaping quality.
 - Action Items:
 - The contract with Neils Lunceford is pending approval and will be discussed at the next meeting.
 - Assess staffing with Drew for service continuity.
 - There is a safety concern due to a dead tree in the alleyway near Fair Fountain Green posing a risk; the picture was sent via email. Alpine Edge will investigate this.
- Design Review

- Last-minute invitation was sent to the DRB to attend this board meeting; Brad responded but was unable to attend.
- The goal of the meeting is to align expectations between the DRB and the board and gather design review feedback.
- Proposal to create a Doodle poll for March meeting dates, offering 4-5 options for input from the DRB and the board.
- Will DeVoy is interested in involvement due to his knowledge of construction.
- Discussion on assessing the DRB's needs for additional members or assistance moving forward
- Storage Unit
 - The current cost of the storage unit is \$100/month; it was inherited from previous management with no recent usage.
 - Alpine Edge worked with Matt Brewer to consolidate items into the upstairs room of the pump house due to the ample space and to keep only essential items.
 - Action items include moving remaining items and canceling the existing storage unit contract.

IV. General Board Comments

- Snow Removal:
 - Kelly attended the meeting to discuss snow removal issues affecting her property, specifically referencing an email from Eric Keefe that included photos of excessive snow pushed into the creek.
 - She expressed concerns about landscaping damage and flooding due to improper snow placement far from the pavement, which has led to parking issues for residents.
 - Alpine Edge acknowledged the concerns regarding snow placement and emphasized the need for effective storage to prevent future problems.
 - Suggestions were made to mark the pavement's end for better guidance during snow plowing and to improve coordination using new removal equipment.
 - Future steps include reaching out to Elco to address snow pile placement on the pavement and a commitment to better management of snow removal operations.
 - Ongoing issues with parking behind garages and in alleys due to snow buildup; consistent annual complaints about snow removal and parking enforcement.
- 12 Union Mill STR. 12 Union appears to be a Deed restricted. THERE IS NO STR in Wellington. Use the rental hotline or the TOB contact for STR Bela Del Valle belasav@yahoo.com to file a complaint. She lives in Wellington, I believe.

V. Schedule Next Meeting

- The next meeting will be determined over email.

VI. Adjournment

- The meeting adjourned at 7:24 p.m.