

# SHOCK HILL OVERLOOK

## Board of Directors Meeting Agenda

Friday, January 3rd 2020

1:00 PM

### Attendance:

#### Shock Hill Overlook Board of Directors:

- **Ken Lawrence**
- **Katie Wright**
- **Liz Cotten**

#### Alpine Edge Representatives:

- **Steven Frumess** – HOA Director
- **Brett Gunhus** – HOA Administrator
- **Francisco Mata** – HOA Accountant

### 1. Roll Call; Determine Quorum

Meeting began at 1:05. With everyone in attendance, a quorum was established.

### 2. General Business

- a. Review of trash enclosure and new owner trash policy

Steven reviewed the new trash policy effective 1/1/20. It will be communicated to owners that short term rent that their renters do not have access to trash services. Alpine Edge will install a keypad & private code to keep use of the enclosure exclusive to Shock Hill Overlook homeowners.

The trash will be picked up every Monday & recycling will be picked up every Wednesday.

- b. Governing Documents in Relation to Master Association

The Board of Directors discussed the Shock Hill POA governing documents and how they disagree with the master association's Board of Directors interpretation of Shock Hill Overlook homeowners' voting rights. While the POA believes that every owner is entitled to 1 vote per property, the Overlook Board interprets the POA's Declarations to state that Overlook is entitled to 66 votes total.

Options to rectify this disagreement were discussed, including litigation and separating from the POA entirely. Everyone agreed that they want to avoid a drawn-out legal battle with excessive attorney fees, and perhaps mediation may be a cheaper alternative to a lawsuit.

The Board feels like the POA's determination is not legitimate and plans on placing all their votes at the POA's 2020 annual homeowners meeting.

c. Reserve Study for the Association

Steven reviewed the purpose of an accurate reserve study that takes lifespans of all common elements from asphalt shingles to the roadways to determine their longevity. This particular study was produced by Advance Reserve Solutions. Steven specified that this study is for a 60% funded association since items like concrete won't all have to be replaced at once.

It was brought up that heat tape installation & replacement should be included to the reserve study.

### **3. Annual Meeting Proposed 2020 Budget Review**

a. 2020 Budget Review

The Board requested that reserve allocations are made on a monthly basis.

The Board requested that Alpine Edge create website to house governing documents, financials, minutes and notice of Board meetings. This website will be completed by the next Board meeting.

Steven specified the details of the snow shovel & plowing schedule and the costs associated with them.

The Board requested that snow needs to be cleared to the baseplate of the structures

SHO was pleased with both the new reserve study as well as the proposed budget. A motion was made & carried to approve of the proposed 2020 budget.

### **4. Misc. Items**

a. Audit

The Board is in agreement that the developer is responsible for payment of dues upon *recording* of lot, not at time of *sale*. This has not been the interpretation of the docs until it was revealed in the audit.

The Board needs to sign off on the audit report & directed Alpine Edge to request payment from Chris Canfield.

The Board agreed that they should stick with quarterly Board meetings moving forward. They plan on meeting sometime before the Shock Hill POA's 2020 annual meeting take place.

### **5. Adjournment**

Meeting was adjourned at 2:30pm.