



CORKSCREW FLATS HOMEOWNERS ASSOCIATION

2019 Annual Meeting Minutes

July 20th, 2019 – 2:30 PM

Summit County Library – South Branch

Attendance

Corkscrew Flats Board of Directors

- Tom Wahl
- Rick Schuh
- Susie Dunn

Alpine Edge Representatives

- Steven Frumess – HOA Director
- Brett Gunhus – HOA Administrator
- Jake Brestel – Finance Administrator

1. Determine Quorum

2. Vote to Approve 2018 Annual Meeting Minutes

The minutes taken from the 2018 Annual Meeting held on March 10th, 2018 were delivered to homeowners electronically the day before the 2019 Annual Meeting. These minutes were approved unanimously by the owners.

3. Review of 2019 Budget

Alpine Edge reviewed the 2019 budget approved by the Board of Directors and highlighted any variances from the previous year's budget.

4. Old HOA Business

a. 2019 Summer Landscaping

i. Entry Monument and Landscaping

Homeowners agreed that the Association would benefit from more color and perennial flowers to spruce up the entry. One homeowner agreed that this could potentially make the association more inviting and also requested that the flower selection remain native and resilient so that they could come back in future seasons.

Management said they would look into doing this for next summer possibly. The board agreed to look into this as a project for Summer 2020.

ii. Status of Berms; Tree Replacement & Health

Owners mentioned that tree health seemed to be declining along the berms in certain areas. One owner raised the issue that we need to be certain that water is getting to all trees throughout the community.

Management explained that they had Good Life Greenscapes inspect all berm and drip irrigation throughout the community and it was reported that all drip lines were working okay. It was noted that some spruce trees in particular could be focused on but most trees do seem to be alive and well.

Management mentioned that following this meeting they would schedule a walk through with the board to review all of the drip and verify that it's working since management is only going off the word of the landscape company that checked the system.

b. Status of Plowing

Management explained that there were a few incidents where they needed to call the town out or speak to better views landscaping about storage but all and all it was a success.

One owner mentioned that they still have noticed instances where better views is pushing snow across the street which is against town and HOA rules. But they then mentioned that it seems to be better than in past years.

c. Design Review Approval Requirements

Management explained that there is a requirement to have any exterior modifications go through the Design Review approval process. More information can be found on the Corkscrew Flats website.

d. Removal of Breckenridge Lands Sign

Management explained that they will be removing the Breckenridge Lands development sign at the entryway.

5. New HOA Business

a. Re-seed of Cul-de-sac

Management explained that seeding of the cul-de-sac had occurred in the spring and it will be re-seeded again in the fall when the seed can germinate and come back up with additional growth in the following spring season.

One owner commented that the grass did not seem to be taking. Management explained that it will in due time and the additional over-seeding will allow for more growth that will be noticeable in summer 2020.

b. Pest Control for Summer 2019

Management explained that the association had been treated for pocket gophers last spring and this spring. These gophers are indigenous to this area and have been going in and out of the berms along the right side that runs parallel to Corkscrew Drive. Management explained that they will continue this practice until it's been determined that there is no more gopher or vole activity throughout the Association.

Someone asked management about the eradication process. It was explained that the contractor uses a bait gel that he puts inside of the holes. It was then explained that it may require another treatment in the fall because of the wet summer but that is to be determined by activity.

c. Water and Irrigation

There had been no irrigation breaks this last year but it was discussed that there is a possible issue with one of the berm irrigations. Management explained that they will be meeting with the board and landscaping company to verify that the drip is working in all locations.

d. Replacement of Common Area Trees near Corkscrew Trail

The Board brought up how there are a number of dead trees in the common area near Corkscrew Trail. The Board and Management touched on the possibility of adding some replacement trees in future years when it's properly budgeted for. The Board would like to focus on adding trees to the cul-de-sac this Summer and will work on receiving multiple bids.

6. Adjournment

The meeting was adjourned at 3:50 PM.