

**COTTAGES AT SHOCK HILL**

**3.23.19**

**9:00AM**

**ANNUAL MEETING 2019 // MEETING MINUTES**

**Alpine Edge Attendance:** Steven Frumess, Cory Volk, Meghan Shacklette

**Shock Hill POA Attendance:** Robin Gear, Phil Reinsch, Diane & David Guernsey, Donna Reinsch, Bernie Buananno (Called in), Cliff Fox (Called in)

**Roll Call (or Check-in procedure)** – Meeting called to order at 9:07AM. A quorum has been determined.

**1) Review and Approve of 2018 Shock Hill Landing Annual Meeting Minutes**

A motion has been made to approve the Meeting Minutes from 2018. This motion has been seconded and passed unanimously.

**2) 2019 Election Results:** Phil Reinsch was the only nominee for the lone open position and has been re-elected to the board.

**3) Old HOA Business**

**a. 2018 Summer Landscaping**

**i. Scope of duties in 2018**

Alpine Edge explains the scope of landscaping duties in 2018.

**ii. What we hope to improve in 2019**

Mountain Garden Care will be a new landscaping contractor for Cottages at Shock Hill, with the main focus of filling in bare grassy areas along with routine walk-throughs that include irrigation checks. Alpine Edge and Mountain Garden Care will strive to become less reactive to landscaping needs, and be more proactive in alleviating potential issues before they occur.

Problem areas from the board: grass areas not being cut, taking down dead trees, and pruning. The board hopes that the entirety of the landscaping scope will be improved from last year. Alpine Edge believes Mountain Garden Care will be the first step in addressing these issues.

Another issue brought up by the board are the construction contractors that have been parking next to grass areas and Alpine Edge will ensure communication with these contractors to mitigate these issues.

**b. Status of Plowing on Regent Drive**

Better Views Landscaping is the current plow contractor for Cottages at Shock Hill, the room agrees that he has been doing a satisfactory job at keeping the neighborhood safe.

Robin Gear brings up the idea of clearing a path from the neighborhood to the Nordic Center. Alpine Edge will look into this.

David Guernsey asks about the possibility of a pedestrian slipping and falling on HOA grounds and if the HOA is covered by insurance in the event this happens. Alpine Edge explains the \$1,000,000 Liability

insurance that covers the HOA. The idea of putting up a “no trespassing” or “at risk” sign to help cover the HOA in the event of someone getting hurt and suing the HOA.

Alpine Edge offers to consult the insurance broker about what types of accidents are covered by the HOA’s liability, and will continue to consult an attorney if necessary.

Alpine Edge also brings up the idea of putting in a sidewalk on the median to improve safety of the common area and walkways that are utilized by outside pedestrians.

Conversations ensue about the Shock Hill Entry Project.

**c. Trash service for 2019**

Summit Executive Trash is the new trash service that will be used by Cottages at Shock Hill due to the previous contractor, Timberline Trash, increasing their monthly rate. The board is very pleased with the service provided by Summit Executive Trash.

Alpine Edge will send a newsletter about Summit Executive Trash to the rest of the community.

**d. Status of Trash Enclosure Building**

The Cottages at Shock Hill will not have to budget for building and maintenance costs of a trash enclosure building. Cliff Fox asks about any landscaping plans for this area. It’s currently being used for snow storage, but the board can think about ideas for this area as the snow melts.

**4) New HOA Business**

**a. 2019 Reserve Study**

Alpine Edge gives a summary of the 2019 Reserve Study that was done to assess any potential common area expenditures that may be necessary in the future, while ensuring that the HOA is funded to pay for these expenses.

The HOA is responsible for replacement and maintenance of roofs, exterior, asphalt, and common areas. Alpine Edge wants to adequately fund the reserve study, but also lets the board know that they can determine if they want these responsibilities to stay with the association, or if homeowners want to be responsible for their own property.

The board is happy that dues have been increased to help fund the reserve, as the association has been naïve to the total potential expenses involved with these reserve items.

There have been no negative comments made by homeowners regarding the dues increase.

Bernie Buananno asks for clarification of the items that will be covered by the HOA and the reserve fund.

Phil Reinsch addresses the investing process of the reserve and establishing an investment account for these excess reserve and operating funds in hopes of getting a better return while remaining compliant with the policy in the bylaws. David Guernsey adds that the HOA should make sure that there is no compensating balance.

Cliff Fox asks if any of the homeowners received a discount on their homeowners insurance since the HOA is responsible for insurance of the exteriors of the properties. Alpine Edge will look into clarifying if there is a discount available.

**b. Review of 2019 Proposed Budget and 2018 YTD Actuals**

Alpine Edge clarifies line items such as Legal, Repairs & Maintenance, Snow Removal, Window Cleaning, Gutter Cleans, and Insurance.

David Guernsey asks if we can get our legal fees reimbursed or compensated by the developer for putting a stop on the trash enclosure project.

Elco Plow requested moving snow out of the community. Alpine Edge brought this up to the board and they believe the association should hold off on the extra spend.

Michael Schiffer is the new window cleaning contractor.

A motion is made to approve the 2019 budget. The motion has been seconded and approved unanimously.

**5) Home Sales update for 2018**

Alpine Edge gives a sales update for 2018. There were two sales in 2018 and a few pending sales thusfar in 2019.

**6) Open Forum**

Diane Guernsey asks that Alpine Edge gives an update to homeowners about trash policies and trying to stop people from leaving trash bags outside.

Diane thanks Alpine Edge for the prompt responsiveness to all questions and issues.

**7) Meeting Adjourned**

A motion has been made to adjourn the meeting at 10:41AM. This motion has been seconded and passed.