

# COTTAGES AT SHOCK HILL

## BOARD MEETING MINUTES

Tuesday, June 4, 2024 | 1:00 pm MST

### Cottages at Shock Hill Board of Directors

- Henry Carlson
- Armina Menke
- Phillip Reinsch

### Alpine Edge Representatives

- Steven Frumess – HOA General Manager
- Michael Walzak – Community Association Manager
- Jessica Martin – HOA Dir. Of Communications
- Kyle Gorman – Staff Accountant

### **I. Welcome**

- Roll Call; Establish Quorum
  - All board members were in attendance.
  - The meeting was called to order at 1:00 p.m.

### **II. Approve March 5th Board Meeting Minutes**

- Chip Carlson motioned to approve the meeting minutes pending one edit, which Phil Reinsch seconded, and the motion passed.

### **III. Old**

- Landscaping Update – Tree Replacement West of 66 Regent
  - Alpine Edge received a bid for a white fir tree with an 8-foot size for \$1500. The Board approved this bid price.
  - Methods of keeping the replacement tree watered were discussed.
  - It is recommended to put in evergreens instead of aspens because the moose are eating new aspen trees.
  - The Board asked that additional trees be replaced on the east side of unit 66 due to them being cut down in recent years. Alpine Edge will get a quote for this work.
  - Irrigation has been turned on throughout the Association, and Neils Lunceford completed a spring cleanup.
    - There are a couple of spots in the grass need to be reseeded. Neils Lunceford will spread seed in these areas.
- Staining Revision – 101 & 114
  - Total cost for restaining is \$16K. The work should be completed before July 4th.
  - There is a \$2,000 buffer set aside for additional touch-up work, such as trim touch-ups, that may need to be completed.
  - There was a discussion about making all decks in the HOA uniform by switching out the wood deck board for composite material. There is one unit with wood boards. Alpine Edge will get a bid for this project.

- Gutter inspections will be completed at the end of summer into fall. Currently, there does not seem to be any damage to the gutters or downspouts.
- Utility Box Inspection and Repair
  - One utility box between units 114 and 82 was pushed over. It has been repaired.
- Driveway Cobble Refresh
  - The cobble between asphalt and landscaping will be refreshed to bring it up to level with the asphalt.
- Driveway/Asphalt Assessment & 16 Repair
  - Very few companies in the county can complete asphalt patches. A-Peak Asphalt was asked to bid on this.
  - There are a few cracks that need to be filled.
  - Seal coat and repair of asphalt were suggested for next fall.
- Toad Alley Trail Update
  - The Toad Alley trail will be closed until July 6<sup>th</sup> to give the wetlands time to regrow.
  - The trail will divert to the dirt road near the Peaks Trail.

#### **IV. New Business**

- Utility Notice
  - Many homeowners received a notice from a partner associated with Xcel regarding utility insurance plans due to “utilities being at risk.”
  - Alpine Edge doesn’t need to be concerned unless they find issues with their utilities.
- Financial Review
  - Current financials as of 4/30 were discussed.
  - All homeowners have paid their annual HOA dues.
  - Next year, a budget will be approved before the January start of the fiscal year. Annual dues are due on January 1<sup>st</sup>, with a 30-day grace period. The goal is to have dues paid earlier so the snow plowing contract is covered Jan – March.
  - The Board asked for an update on the interest rates provided by Alpine Bank. Alpine Edge said there would be no change.
    - They are offering a money market that is earning 3% interest.
  - The reserve account currently holds \$34K. Alpine Edge will contact the bank about moving it into a Money Market Account.
    - The account with Merrill Lynch has \$250K. Alpine Edge will contact them to verify the investment percentage.
    - There was a suggestion to move \$50K of the operating funds to the Alpine Bank reserve account to earn a little interest. Alpine Edge will begin this process.

#### **V. Open Forum**

- The Board discussed garbage contracts and on-demand services with a company like Summit Executive Cleaning or Garbage Gurus.
  - Many residents are on the home check program with Alpine Edge.
- A Board member mentioned some cracks that have developed in the interior stairway wall.

- This would be a homeowner's responsibility, but Alpine Edge will help supply some contractor contact information that can help with repairs.

**VI. Schedule the Next Board Meeting – September**

- The next meeting was scheduled for September 10<sup>th</sup> at 1:00 p.m.

**VII. Adjournment**

- The meeting was adjourned at 2:05 p.m.