



BOARD OF DIRECTORS MEETING AGENDA

Tuesday, October 18th, 2022, at 12:30 PM MST

Located at Alpine Edge

- and -

Virtual via GoToMeeting

Cucumber Creek Board of Directors

- Darrell McConnell
- Lynsey Adame
- Alan Bergstein

Alpine Edge Representatives

- Steven Frumess
- Jessica Martin
- Kimberlyn Bryant
- Brett Gunhus
- Erik Keefe

GoToMeeting Access Instructions

Join the meeting from your smart device:

<https://meet.goto.com/932157781>

Or you can dial in using your **phone**:

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 932-157-781

1. Roll Call / Determine Quorum

The Cucumber Creek Board members and the Alpine Edge Management team attended the meeting.

There was a motion to call the meeting to order at 12:35 PM.

2. Approval of Previous Meeting Minutes

A. Board Meeting on 7/21/22

The minutes were distributed to the Board members before the meeting for review. Due to not having time to review the minutes, they will be approved over email.

3. Old Business

A. Landscaping Review

i. Tree Removal and Replacement

Tree warranties last one year. Alan reminded AE of the dying trees sent via email in July 2021 before the warranty expired. Alan also mentioned that his irrigation was never turned on. AE will map the newly planted trees to help keep track of the warranty window.



AE was informed that some trees did not have mulch around them. AE will reach out to Ceres for an explanation regarding this inconsistency. The new trees planted by the Nordic Center will not have irrigation to them, so this will need to be installed in the springtime. The Board wants to iron out the details with Ceres for next year's contract.

ii. Easement markers

Breckenridge Lands brought in a professional to inspect and determine the easements of this area. Kimberlyn informed the Board that Jason Postles would install the stone easement markers. Alan motioned to purchase four stone boulders for easement markers, which Lynsey seconded. All were in favor. The Board will discuss adding metal stakes in the spring. AE will draft mock-up private property signs for this area.

B. D&O Insurance

The Board was updated on the Association's D&O policy, which now has \$2M coverage. They were reminded that AE has never had to file a claim, but it is good to have it in case.

4. New Business

A. Snow Removal

Better Views Landscaping is contracted to plow the Association when snowfall accumulates 3-inches or more. The BODs inquired about pricing for private contracts.

B. Budget Process for FY2024

The Homeowner's Meeting is held in April each year. The Board asked when HOA dues would be adjusted. Brett explained the process of collecting mid-year. Alan suggested working on the FY2023 budget now, keeping in mind that it may change. Brett recommended moving the Annual Meeting to December or January. The Board would like AE to update the Governing documents to reflect the fiscal year starting in April, with homeowner meetings to occur in February yearly. The change is due to not knowing the costs for the year until after the spring. They also would like to avoid homeowners having to back pay their dues. Brett will double-check the Bylaws for any restrictions.

The Board would like to reallocate the dues based on square footage or possibly townhomes v. single-family homes. They prefer to do this but keep voting rights set at one vote per owner rather than based on new reallocated interest.

Darrell asked if the Reserve account had been set up yet. Jamie verified that it had been set up and informed the Board of the balance of each account. The Board requested the transfer of the 2020-2022 reserve allocation from the Operating account to the Reserve account. Jamie will send a notice to the Board with the updated balances once this has been completed.



C. Reserve Study

The Board would like to start a Reserve Study for the Association. AE informed them of Advanced Reserve Solutions, which AE uses for reserve studies in other Associations. Alan motioned to approve a reserve study bid of \$1500 or less, which Darrell seconded. All were in favor.

D. Replacement of Design Review Architect

Brett informed the Board that the Shock Hill POA hired a new architect for the Design Review Board. He recommended that the Board hire him for the CCE Association, depending on his workload. Due to the Association being new, the Board would like to have design requests go through them and have the architect on standby if needed in the future.

5. Other Business

A. Determine the Date of the Next Meeting

The next Board Meeting was scheduled for November 15th at 10:00 AM.

6. Adjournment

There was a motion to adjourn by Alan at 1:52 pm, which Lynsey seconded.