

CCE

CUCUMBER CREEK ESTATES

BOARD OF DIRECTORS MEETING MINUTES

Thursday, May 5th, 2022, at 1 pm MST

Located at Alpine Edge

- and -

Virtual via GoToMeeting

Cucumber Creek Board of Directors

- Darrell McConnell
- Lynsey Adame
- Alan Bergstein

Alpine Edge Representatives

- Jessica Martin
- Kimberlyn Bryant
- Martha Zaugg

GoToMeeting Access Instructions

Join the meeting from your smart device:

<https://meet.goto.com/AlpineEdgeHOAManagement/cucumber-creek-estates-board-meeting>

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

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 544-857-045

1. Roll Call / Determine Quorum

The meeting was attended by the Cucumber Creek Board of Directors and the Alpine Edge Management team.

Darrell called the meeting to order at 1:05 pm.

2. Determination of Officer Positions and Terms as per [CCE Bylaws](#)

Martha presented the Board with the Bylaws, where it defines the positions of the Board and requirements of Board members. Board member positions and term years were determined, and are as follows:

President – Alan Bergstein (*two-year term*)

Vice President/ Treasurer – Lynsey Adame (*two-year term*)

Secretary – Darrell McConnell (*one-year term*)

Alan asked about the personal liability for serving as a Board member. Martha informed him that there is Association insurance and verbiage in the Governing Documents that protect Board members from any personal liability.

3. Maintenance

A. Landscaping

i. Spring Cleanup

Martha informed the Board that Alpine Edge will request that the developer performs a Spring cleanup due to receiving many owners' concerns about construction debris and nails popping up now that the ice is beginning to melt.

Landscaping typically begins in late May or early June, depending on the weather. The scope of work for the Association is maintaining the native landscaping. Martha reminded the Board that the Association would not mirror those found in typical city suburbs and would be more native to the area.

Darrell asked if there was a way to get a map of which trees were pulled up. He mentioned there were a lot of trees pulled up that he feels were not yet replaced. Martha said that she will get him a map with these details. Alan said everything that was planted on his property died. Darrell thinks it would help to have an overview of what owners are personally liable for and what the Association is responsible for, as well as what has been replaced and what is left to be done. Martha will follow up with Steven to see if he has a list with these details and, if not, she will get it from the contractor.

ii. Irrigation

Irrigation is typically turned on in late June. Alan would like a map of where each irrigation head is on each property to be able to have a general idea of how many there are and whether or not they are working. He asked whether irrigation would be the responsibility of the homeowner, or the Association, and Martha informed him that it would be the responsibility of the Association.

General Board Comments

Martha addressed Alan's earlier phone call regarding mulch. She informed him that it would require the approval of the Board and she will get a bid for the mulch. Alan offered to pick up a few bags of mulch if it would be quicker. Martha explained the landscaper surveys the area to see how much mulch is needed and in which areas. Once the landscaper surveys the area, they will have a better idea of how much that would be and then they could go from there.

Darrell asked how the progress was going with the Nordic Center. Martha explained that she will have to review the minutes from the Annual Meeting, but believes Tom Begley was going to help out with this as well.

Alan suggested everyone exchange information and invited the other Board members to meet in person.

Martha gave the Board the physical address of Alpine Edge.

Lynsey asked about how frequently the Board Meetings occur. Martha explained that they are held quarterly but can be changed at any time. She suggested an in-person Board meeting in June when all members are in town.

4. Adjournment

There was a motion to adjourn at 1:25 pm by Alan.