



BOARD OF DIRECTORS MEETING AGENDA

Thursday, July 21st, 2022, at 10:00 AM 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

GoToMeeting Access Instructions

Join the meeting from your smart device:

[https://meet.goto.com/AlpineEdgeHOA
Management/cce-bod](https://meet.goto.com/AlpineEdgeHOAManagement/cce-bod)

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

United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 661-739-989

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 10:03 AM

2. Approval of Previous Meeting Minutes

A. Board Meeting on 5/4/22

The minutes were distributed to the Board members before the meeting for review. There was a motion to approve the minutes by Darrell, which Lynsey seconded.

3. Old Business

A. Review of Responsibilities & Board/Management Communication

The contact information screen was presented to the Board, showing the best methods of communication with Alpine Edge.

Steven Frumess broke down the responsibilities of Alpine Edge as the management company, which includes everything that falls under the operating budget.



4. New Business

A. Walkthrough Review

i. Landscaping Contractor

1. Landscaping Scope of Service

The originally contracted landscaper was recently replaced with Ceres due to poor performance and lack of staffing. Steven went over the scope of service for the duration of summer going into fall and winter.

Darrell questioned the amount the Association has set aside for landscaping (\$15K). Steven said it should be around \$25K to get the community up to par.

Lynsey asked how to go about raising dues if needed. Steven said it is based on the operational costs of the Association, which are determined when preparing the yearly budget. There is little to do for the HOA until the neighborhood is fully developed.

Alan asked about the reserve fund and if the account it is stored in gives a certificate of deposit or has a higher amount of interest. Steven informed him that the account is through Alpine Bank and has little interest. The Board is welcome to put it into something conservative.

ii. Tree Removal & Replacement

Steven reminded the Board that some of the newer trees are still under warranty regarding the replacement of trees. Any trees that are diseased or have died after only a year old should be replaced under warranty. The Board should consider how often they would like to replace aspens eaten by moose. He recommended more spruce tree coverage.

For homeowners that want to plant more trees for privacy, it will need to be approved to ensure it does not cross any easements and will be at the cost of the homeowner. Lynsey questioned whether the board should follow the tree map in the master plan shown before purchasing. She stated that she had fewer trees than shown in her plan. Steven informed her that she would need to talk to the developer; the HOA is responsible for maintaining what is there.

With this being a newer Association, we want to ensure the warranties are being taken advantage of instead of the HOA spending unnecessary money when a problem, such as a roof leak, arises.

Alan asked if anything had been done since the walkthrough the previous week. Along with finding a new landscaper, Kimberlyn informed the Board that Elco was in the process of mounting irrigation and completing a tree count. Brett also mentioned that the Nordic Center was taking care of the slash pile from last fall.



No dead trees currently earmarked for removal are to be replaced under warranty and that warranty post-planting is one year subject to exceptions. Replacement trees are to be considered Spring of FY '23 based on aesthetics and funding.

iii. Easement Markers

The Board would like to have not-so-obvious markers installed to help keep hikers on the trail. Alpine Edge will look into installing some large rocks or boulders.

Darrell suggested installing rain sensors for the irrigation system to not over-water and save the Association money. Steven said he would talk to Ceres about what that would entail. Alpine Edge will get more information on the irrigation system and report to the Board.

Alan asked if they could get grass to the edge of the road. Steven said the area could be seeded to the road with adequate water coverage. Alpine Edge will consult with Ceres on this after the scheduled land care is taken care of.

B. Crosswalk Proposal

Bret reminded the Board that this was brought up at the walkthrough. The Christie Heights Association would like to add lights to the crosswalk at the Nordic Center. The Board was ok with this. AE will communicate a note of approval.

C. Nordic Center Relationships

Brett said the Nordic Center was very responsive when he asked them to take care of the slash pile from last fall. The Board would like to address the parking situation with the Nordic Center. Brett said they would like a sit-down to be scheduled with the Board to review owner needs and brainstorm ways for things to run smoothly. Alan said he would be available to meet with them between August 1st – 5th.

D. Replacement of Design Review Architect

The Board was informed that the architect in charge of the design Review Committee is no longer available for the position. Any modifications to the exterior of the home must be approved. Steven thinks a licensed architect is essential to have for these types of decisions.

Alan Asked who pays the design review fee; Steven confirmed that the homeowner was responsible.

5. General Board Comments

A. Determine the Date of the Next Meeting

Alan would like AE to reach out to ALLO to see where the Association is in the queue to have the neighborhood wired. Steven recommended reaching out to Rick Holman at the Town regarding this.



Darrell brought up the on-street parking situation. Alpine Edge will look into placing towing signs throughout the Association.

Alpine Edge will communicate to all owners requesting their short-term rental management information.

The next meeting has been scheduled for October 13th at noon.

6. Adjournment

There was a motion to adjourn at 11:22 am; all were in favor.