

CUCUMBER PATCH ASSOCIATION

2022 SPECIAL MEETING MINUTES

Tuesday, April 19th at 11:00 am MST

[Virtual via GoToMeeting](#)

Cucumber Patch Board of Directors

- Pat Gordon – President
- Bill Williams – Treasurer
- Ian Smith – Member at Large

Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Martha Zaugg – HOA Administrator

AGENDA

I. Welcome

A. Review of GoToMeeting Protocol

The meeting was attended by homeowners Julie and David Brown, Bill and Stephanie Burr, Patrick Gordon, Lee Mebel, Diana and Phillip Montague, John and Muguie Powell, Ian and Karen Smith, and Bill Williams.

The meeting was called to order at 11:00 am by Bill Williams, which was seconded by John Powell.

Martha reviewed the GoToMeeting Protocol and informed owners the meeting audio would be recorded for accuracy in the minutes.

B. Introduction of Board Members & Management

Martha introduced the sitting Cucumber Patch Board of Directors and the Alpine Edge Management Team.

Steven announced the purpose of the Special Meeting, which was to answer any questions owners may have regarding the Special Assessment.

Martha went over the scope of service and explained which units in the Association would have their roofs replaced this year.

The appropriate permits have been filed with the Town; however, there is not an exact schedule yet. Alpine Edge will have a schedule formed by mid-May and keep owners informed. It will take about six weeks to finish all three buildings' roofs this year and the goal is to begin in mid-May.

II. Old Business

A. Roof Replacement Special Assessment – Q&A

The floor was opened to the owners for questions.

Phil addressed the owners and said he had the roof of his unit completed last year and was happy with the results. He told AE that he was under the impression the project would be on a three-year schedule. Steven admitted he also had some confusion and was under the impression that the repairs done in 2021 counted towards the three-year project. Pat said he was confused at first but the reason the Board went forward with this Assessment was that the contractor is willing to do this during the mud season and honor his prices throughout the three years. Phil said the amount of the Special Assessment was a surprise to him. Julie wanted to clarify that this will occur next year as well, and the owners will owe another assessment.

Pat explained the 10% contingency fee and that it was for any possible heat tape repairs that may need to be made. Julie mentioned that her heat tape is connected to the electricity for the bottom floor of her unit, so in the summer when the heat tape is turned off, she has no electricity downstairs. Steven said this item was on the list to be looked at during the roof repairs.

Steven gave a brief history of the work that has been done on the heat tape and background on the function of the heat tape.

John asked Steven to go through the process of the roof replacement that will occur on his unit. Steven explained the process and that there are issues with the northwest side of the roof where it gets overloaded with snow every year.

Diana Montague asked if there is a way to pay part of the special assessment upfront and then the rest after it is done. She also wanted to know if it would impact HOA dues. Steven said HOA dues would not be affected as a result of having a Special Assessment. Owners can set up a payment plan with AE but must be paid in full following the completion of the project. Diana clarified that she just wanted to know why there isn't already two payments instead of only having one. Steven said it is just more efficient to have all the funds but for anyone who needs a payment plan, AE can accommodate. Pat asked how much is needed upfront – Steven said 50% or about \$75K.

John asked if a definitive schedule will be sent out to the owners. Steven said yes and repairs will be scheduled around the owners' schedules. Martha added that the project is aimed to begin in mid-May.

III. Open Forum

Pat wanted to follow up on creating a directory for owners to opt into so that they can all communicate. Martha said will send Google Docs for owners to opt-in if they want.

John expressed concerns about nails in the road throughout the neighborhood during this repair. Steven said they will be careful to remove nails and keep the area clean.

Martha reminded everyone to vote for Shock Hill POA amendments. Julie voted to approve the Amendments live on the call. Patrick Gordon, Lee Mebel, and Bill Williams also voted to approve the amendments. Martha will submit votes to the SH POA Board.

IV. Adjournment

There was a motion to adjourn the meeting by John Powell. The meeting was adjourned at 11:30 am.