

CUCUMBER PATCH ASSOCIATION

2022 ANNUAL MEETING MINUTES

Thursday, October 27, 2022 – 11:00 AM MDT

[Virtual via GoToMeeting](#)

Cucumber Patch Board of Directors

- Pat Gordon – President
 - *Term expires 2023*
- Bill Williams – Treasurer
 - *Term expires 2022*
- Ian Smith – Member at Large
 - *Term expires 2022*

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Erik Keefe – HOA Asst. manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Jamie Stahulak – HOA Accountant

AGENDA

I. Welcome

Homeowners in attendance were Bill and Stephanie Burr, Bill and Jill Williams, Brad Plain, Carl Battista, David and Julie Brown, Ian and Karen Smith, John and Muguie Powell, Lee Mebel, Pat Gordon, and Diana and Phil Montague.

A. Review of GoToMeeting Protocol

Brett reviewed the GoToMeeting platform with the homeowners.

B. Introduction of Board Members & Management

Brett introduced the members of the Board of Directors and the Alpine Edge Management team.

Ian motioned to call the meeting to order at 11:03 AM.

C. Review of Online Election Process

There were no nominations for the two open Board seats. Bill and Ian volunteered to serve on the Board for another term.

II. Review and Approval of 2021 Annual Meeting Minutes

The homeowners were sent the 2021 Annual Meeting minutes for review. There was a motion to approve the minutes by Leanne, which Bill seconded. All were in favor.

III. General Policy Review

A. Review of Shock Hill POA Master Assn Good Neighbor Policy

Homeowners were reminded that the Shock Hill POA Good Neighbor Policy was enacted in March 2022. Owners are encouraged to give this policy to their rental management companies so renters are aware. Alpine Edge will email the Good Neighbor Policy summary to homeowners.

A homeowner questioned the large fence installed on a property along the Nordic Trail. Brett informed owners that it was an unofficial trail that many people used to access the

gondola. The homeowner requested to install a fence, which the SH Design Review Board approved.

Brett directed homeowners to the Shock Hill website (<https://shockhillpoa.com/>), where the Design Guideline can be found for homeowners interested in making changes to their units.

Homeowners stated that the trash enclosure codes had not been changed in a while. Alpine Edge will change the codes to the trash enclosures and notify homeowners once it is completed, along with the new code.

B. Short-Term Rental Discussion

Around February of each year, Alpine Edge will request that all homeowners submit their short-term rental management information. Brett showed homeowners the current rental zones and the caps for each.

IV. Capital Improvements – *Recent History & Future Scheduling*

A. Roof Replacement Project

This project spans three years, and it is a two-year assessment. The roofs replaced this year were 19/25, 36/44, and 86/92. It costs around \$62K per building to replace the roofs. Units 19 and 44 are having heat tape installed. The final building, including the trash enclosure, will be completed in the summer of 2023.

Steven informed homeowners that the gutters and downspouts in the Association are cleaned out every fall.

B. Tree Maintenance / Fire Mitigation

Kimberlyn is working with the arborist division of Ceres Landscaping for fire mitigation in the Association. They pruned all the trees and bushes touching the buildings and removed three large trees beside Unit 47. The branches in the gutters at Unit 36 were cleared.

Homeowners were informed that there were several dead trees toward the entrance of the Association. Alpine Edge will wait for direction from the Board on these.

C. Exterior Painting

Carl Battista motioned to approve a bid for the touch-up stain, which Bill Williams seconded, and the motion passed unanimously. Alpine Edge will inspect the Association for any stain touch-up stain needed.

Jill Williams asked if the windows were an HOA responsibility. Steven clarified that windows are a homeowner's responsibility but could provide contacts for contractors. Jill proposed saving money by getting a bid to replace all windows simultaneously for homeowners interested in opting in.

V. Financials

A. Review YTD FY2022 Actuals

The budget was sent to all homeowners before the meeting for review. Jamie reviewed the budget actuals line-by-line with homeowners. From the meeting date to December, all numbers are estimated based on historical pricing.

B. Review of Board-Adopted FY2023 Budget

i. Operational Expense Budget Items and Dues

There were some increases across the Board due to inflation in the costs of labor and materials. The Snow Removal line item is around \$200/unit, depending on how long the driveway is. Snow removal consists of shoveling the walkways and plowing all driveways.

Dues will not be increased this year. There was a suggestion to increase the dues by a small percentage year-over-year to put some money toward the reserve fund. The Board will regroup the allocation of money to the reserve fund after the special assessment has been fulfilled.

Jamie informed homeowners of the current balance of the reserve fund. Alpine Edge can work on obtaining a Reserve Study in 2023, so the Association can be aware of how much should be in the reserve fund.

Ian Smith motioned for a Reserve Study to be completed in 2023, which Muguie Powell seconded. All were in favor.

Jamie encouraged homeowners to contact Accounting@AEPropertyManagement.com with any accounting questions or concerns.

VI. Open Forum

Brett let homeowners know that the Town will be repairing the flickering light at the entrance of Shock Hill. Homeowners informed AE that the monument light at the entrance of the Cucumber Patch also needs to be replaced.

David Brown brought up the high brightness of the new LED lights around the garages. Ian questioned whether they violated the SH Dark Sky policy and if they were dimmable. Alpine Edge can look into less-luminous bulbs for the garages that are dark sky compliant.

Brett informed homeowners that there was a vacancy on the SH POA Board if there was any interest. An email will be going out to all homeowners with more information.

VII. Adjournment

Carl Battista motioned to adjourn the meeting at 12:29 PM, which Pat Gordan seconded.