

SHOCK HILL LANDING

2022 ANNUAL MEETING AGENDA

Tuesday, March 29th, 2022 - 3:00 PM MST

Virtual GoToMeeting

Shock Hill Landing Board of Directors

- Raymond Bracy – President
- Dayna Murphy – Treasurer
- Dan Burns – Member at Large

Alpine Edge Representatives

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

I. Welcome

A. Roll Call; Establish Quorum

The meeting was attended by the Board of Directors as well as the Alpine Edge Management team. Owners in attendance include Vicki DeSimone, Todd Roberts, and David Oeltjen. There were three proxies submitted.

B. Review & Approval of 2021 Annual Meeting Minutes

The 2021 Annual Meeting minutes were sent out to all owners on March 28th for review. There was a motion made to approve the 2021 Minutes, which was seconded.

C. Review of Election Process

Brett reviewed the election process and called for any nominees. There were no volunteers. Brett informed the owners that there will be communication sent out calling for nominations.

II. Old Business

A. Routine Maintenance

1. Snow Plowing and Shoveling

Better Views is the contractor for SH Landing and has been for the last 6-7 years. They are scheduled to come out when it snows three inches or more. When it snows in the afternoon, the contractor will be out the following morning. They should also be shoveling the flagstone walkways and all sixteen driveways. Steven reminded owners that AE may request that vehicles be completely removed from the driveways for the snow to be completely removed, but this will be a rare occurrence.

Ray commented that he believes the snow contractors do a really nice job; however, they drive through the Association quickly. Last winter, they hit his deck and caused damage. He asked who was responsible for the repairs to the deck. Steven said the contractor will be out during the summer to repair the deck. Mike agreed with Rays comments that they drive too quickly but they have done a good job with switching up the rotation. He asked if the contractor could make a second rotation if there is a particularly icy spot. Steven said it is not in the contract, but the Association is budgeted for extra services if needed.

2. Landscaping

Mountain Garden Care services the Cottages and takes care of irrigation turn-on and blowouts, spring clean-up, mow/trims (takes place bi-weekly), pruning of all trees and shrubs, weed eradication, and more in the Association. The season begins around Memorial Day and ends around October, depending on the weather. Owners are encouraged to reach out to Alpine Edge if they notice any landscaping that should be addressed.

Mike complimented AE on getting the landscaping in the right direction. He asked if they are in charge of trimming the shrubs as he has not seen them doing it in his area. Steven said it is their responsibility to trim the shrubs and he will make sure the contractor is pruning any ununiform shrubs. Ray mentioned that the small aspen trees that have been put in have been eaten by the moose, so he recommends planting more fir trees. Steven agreed it was a waste of money and resources.

3. Exterior Staining

All of the subdivision in Shock Hill are stained each year. There is a rotating exterior stain schedule of two homes per season at approximately \$7K per home. It is prioritized based on factors such as the age of the properties, where they are on the 5-year plan, exposure to the sun, and overall wear on the stain from year to year. Staining is completed to help with consistency and design purposes and to uphold the resale values of the homes.

An owner asked if the price of stain had increased. Steven informed him that material and labor has gone up so the contractor may increase his prices; however, he has not done so in the past few years.

Brett touched on the market report for Shock Hill and mentioned that the home values in Shock Hill are increasing.

B. Summer 2021 Maintenance Improvements

There were a few roof leaks in the minor community. All compromised properties had the roofs repaired and paid for by the developer. Water testing was completed on the repaired roofs to ensure that there was no water intrusion anywhere. Gutter and heat tape repairs were completed in areas that are known for ice damming. Owners are encouraged to reach out to AE if they have any areas of concern to be addressed.

Mike has noticed the work happening this seeing this season. He is interested to know if the work is reactive or proactive and who pays for it? Steven said with ice dams, its reactive if we do not see it and proactive if we catch it in time. It would be an Association responsibility.

David mentioned some of the issues he had been having with his roof and Steven assured him that the roof was looked at by the developer and the issues were resolved.

C. Policy Review

1. Collections

Martha went through the collections policy with homeowners. Invoices will be sent out after the annual meeting. Owners can pay via check, credit card, or ACH. ACH Forms will be sent out with invoices if owners are interested in autopay.

2. Design and Exterior Improvements

III. New Business

A. Financial Review

1. 2021 Budget vs. Actuals

Martha presented the 2021 Budget Actuals to the owners. She then went line-by-line through the Budget vs. Actuals.

2. Owner-Ratified 2022 Operating Budget

Martha presented the Board Adopted budget for 2022. Todd Roberts asked if there was a long-term reserve fund in place for the Association. Steven informed him that there was a reserve study done before COVID on the Association to measure the lifespan of all the Common Elements. The reserve

study needs to be reviewed around every three years. Martha offered to send the reserve study to Todd for review.

There was a motion to ratify the budget as presented by Todd Roberts, which was seconded by Vicki DeSimone and unanimously passed by the community.

B. Review of Proposed Amendments to Shock Hill POA Governing Documents

Brett address owners and updated them on the vote count for the amendments to the declarations. The POA has around seventy-five votes out of the 102 needed to pass the amendments. There were no questions from homeowners.

Brett also discussed the Good Neighbor Policy with the homeowners. He informed them that there were concerns about the rules surrounding holiday lighting and that the rule will be adjusted to allow holiday lighting from November to mid-February.

Brett reminded owners who hold BOLT Licenses that per the new Good Neighbor Policy, they are required to register with Alpine Edge yearly. This information is important, so AE knows who to contact in the case of an emergency. It is also a requirement from the Town of Breckenridge for all rental units to have a local contact that can be reached to resolve any rental issues as soon as possible.

Mike asked for clarification on holiday lighting, stating that many homeowners over the past winters keep them up all season, so he wanted to know if they fell under the new rule stating they had to be down by Valentines Day. Brett informed him that some other owners mentioned the same point and also mentioned that the Town of Breckenridge extended the amount of time holiday lights can be up. They are now allowed to stay up throughout the ski season. Many owners believe the same should be applied to Shock Hill.

Ray had a concern about the language surrounding the brightness of the interior lights of the homes. He is concerned that the HOA administration will turn in to a type of police force. He believes there is overreach in the Good Neighbor Policy and encouraged owners to look at the rule and offer feedback.

Mike asked what the status of the community rental partnership idea and the parking restrictions for RVs. Brett informed him that the subscription-club type rental unit

proposals have been a work in progress for over a year. This type of rental will now be required to obtain a BOLT License. Currently, the documents state that sprinter vans are against policy; however, they are now allowed as long as they can fit entirely in the driveway of the home. Mike pointed out that there is nothing in the Shock Hill Landing documents that are more restrictive.

IV. Open Forum

V. Adjournment

There was a motion to adjourn the meeting made by Ray, which was seconded by Mike. The meeting was adjourned at 5:13 pm.