

Shock Hill Overlook Annual meeting of the Homeowners

November 10th , 2017 at 1 pm M.S.T

Alpine Edge Conference Room located at 130 Ski Hill Rd, Suite # 130

Attendance:

Chris and Kari Canfield

Ken Lawrence

Mike Rozek by conference phone

Barb Halverson

Management:

Steven Frumess – HOA Director

Anna Faulk – Alpine Edge Staff Accountant

Andrew Mencher – Assistant HOA Manager

Meeting was called to order 1:05 pm M.S.T

Budget:

Alpine Edge walked through the budget line by line.

One owner asked a question regarding snow removal to determine what is being covered through the association dues. Management explained that dues cover clearance of the main drive (West Point Lode), driveways and walk ways up the entry doorsteps.

Following this comment there were no other following questions regarding the budget.

A motion was then made to ratify the 2018 budget which was seconded then unanimously approved of by ownership who was in attendance at this meeting.

HOA Business:

There are currently 5 homes with approximately 5 more to come on between now and February. There will be an additional 6 homes to close by the end of the year with the remaining 4 homes to be sold in the new year of 2019.

It was then discussed that Declarant control will time up for around March of 2019 when the next annual meeting of the homeowners would take place. At that time there will be a newly elected board of directors voted in by the homeowners to govern the association following declarant control.

Snow Plowing:

Snow plowing and shoveling for the upcoming winter should consist of plowing of the roundabout (West Point Lode), all driveways and entry walkways up to the door steps.

If owners are interested in shoveling decks and side patios, they can hire the contractor directly. You would just need to contact Alpine Edge to make this type of inquiry.

Landscaping:

Landscaping for 2018 should consist of routine weed control, mowing when applicable to the grassed areas, pruning of all trees and shrubs when applicable, irrigation turn on and blow out and deep route feeding of all trees and shrubs and plants within the association.

Association insurance policy:

Association has two policies in effect which are General Liability and Directors and Officer insurance. These policies are required to have and will be continuously renewed and maintained by management.

Governing documents:

Management went through the various governing documents and discussed what each document was / its purpose for the association. These documents consist of the Association's Articles of Incorporation, CCRs and bylaws.

There was one question about the bylaws. One owner asked when the association is handed over can the bylaws be modified. Management then explained that with a majority vote of board of directors could change the bylaws however its best practice to have an attorney draft the language that the board sees fit.

Open Forum:

Management requested any additional comments or concerns for items not shown on the agenda, but no one had additional questions at the time.

Meeting was then adjourned at 1:55 pm M.S.T