

SHOCK HILL OVERLOOK

Board of Directors Meeting Minutes

Wednesday, May 20th, 2020 – 9:00 AM

Remote via GoToMeeting

Attendance:

Shock Hill Overlook Board of Directors

- Ken Lawrence
- Katie Wright
- Liz Cotten

Alpine Edge Representatives

- Steven Frumess – HOA Director
- Brett Gunhus – HOA Administrator
- Francisco Mata – Director of Finance
- Robin Hofmann – HOA Accountant

1. Roll Call; Determine Quorum

With Lawrence and Wright in attendance, the Board had a quorum and the meeting began at 9:05 AM.

2. New Business

a. Transfer Agreement with Chris Canfield

A Transfer Agreement has been drafted to finalize outstanding financial disagreements between the Declarant and the Association. Lawrence made a motion to approve of the Transfer Agreement and Wright seconded. The motion passed.

b. Concrete Drainage Pan Repair

Lawrence made the motion to approve of 2 Speed Excavation's proposal for the drainage pan repair and Wright seconded. The motion passed. Alpine Edge will coordinate with contractor and homeowners, as driveways will be temporarily inaccessible for a short period of time while the project is underway.

c. Shock Hill POA Settlement

The Board readdressed their stance that the Shock Hill POA Declarations provide 66 votes distributed evenly amongst the Shock Hill Overlook owners. The Board will not convene in mediation with the Shock Hill POA Board. Feliz Huntly has been approached to represent Shock Hill Overlook as their new legal counsel but an official response has not yet been received.

Board discussed the Shock Hill Landing and Shock Hill POA annual meetings, which have been postponed due to COVID concerns. A date has not been set for either meeting. Alpine Edge clarified that until either annual meeting commences, each association is reverting to their respective 2019 budgets.

d. Review of Rules & Regulations

Alpine Edge has sent the Board Rules & Regulations documents from other associations to review. The Board will consider these as they draft a Rules & Regulations document suitable for Shock Hill Landing to be discussed at the next Board meeting.

3. General Board Comments

Management briefly touched on landscaping plans with an emphasis on grass coverage. The association will also undergo noxious weed eradication in early June.

The Board agreed to convene again in early July.

4. Adjournment

Lawrence made the motion to adjourn and Wright seconded. The meeting was adjourned at 9:35AM.