



## 2019 ANNUAL MEETING MINUTES

3/16/19 - 1:00PM

**Alpine Edge Attendance:** Steven Frumess, Cory Volk, Meghan Shacklette

**Shock Hill POA Attendance:** Patricia Walker, Karen Smith, Jill Williams (Called in), Tom & Judy Corley (Called in), 12 Columbia (Called in), Bob Leightman (Called In), Kristine Smith (Called in), Ryan Bennett, Diane Guernsey, Robin Gear, Tom Begley, John Goebel, Anna Kopaska (in attendance for Halverson), Jonathan Browne, Bobby Cotton, Katy Wright, Colleen & Vance Andrus, Dayna & Mike Murphy, Joan & Jan Quigley, Chris Morrison, Dayna Murphy.

**Roll Call (or Check-in procedure)** – The meeting was called to order at 1:02PM. Quorum was easily determined by the 20% (or 27 homeowners) minimum as required by the Land Use Declarations governing document.

### 1) **Welcome/Introductions of POA and Board Members**

Alpine Edge introduced both Management personnel and Board Directors present at the meeting.

### 2) **Review and Approve of 2018 Shock Hill POA Annual Meeting Minutes**

The minutes recorded at the 2018 annual meeting were distributed to the owners in advance of the 2019 meeting. No further edits were suggested to that document and a motion was made to approve of those minutes. This motion was seconded and passed.

### 3) **Election Results and Design Review**

Patricia Walker was elected by the owners to fill the one seat up for election this year. There was a moot election for the Design Review Boards as the only nominees consisted of Tom Begley, Carol Kelly, and Nathalie Smith.

### 4) **2018 YTD P&L 2019 Budget Review**

Alpine Edge began by reviewing line items in the 2019 budget like common area maintenance, insurance, irrigation/water, legal, management fees, Shock Hill preserve-related expenses, and the decrease of dues in 2019 that is based on 2018's expenditures.

A homeowner asked a question about spraying their own lawns when the HOA is against spraying the common areas for infestation. Alpine Edge will send out a newsletter about the spray decision along with contact information for Ceres Landcare.

There were no further questions from the homeowners. A motion was made to approve the 2019 budget. This motion is seconded and passed unanimously.

## **5) Old HOA Business**

### **a. Fire Wise Projects from Summer 2018**

Alpine Edge and Patricia Walker speak about the spraying assessment of the preserve along with tree cutting evaluation by Ceres Landcare.

Alpine Edge speaks about the Summit County slash pick-up program to clean up the preserve. Another assessment of the preserve will happen in the Spring of 2019 to determine if more pick-up efforts will be needed in the Summer. Alpine Edge will send out more information to homeowners about this program via email as soon as the County announces pick-up dates for the association.

Alpine Edge then speaks about the impact that weed eradication dead tree removal has on the fire-wise effort. Alpine Edge will send out an email that identifies noxious weeds.

### **b. Design Review Update for 2018**

Alpine Edge summarized the design review process for Shock Hill properties undergoing either construction or structural modifications. There are only 13 vacant lots left in the POA, with 4 more lots that need to be sold in Shock Hill Overlook. Design Review packets were handed out to the homeowners in attendance and further information can be found on the Shock Hill POA website.

There were no further questions from the owners on this topic.

### **c. Home Sales Update for 2018**

A real estate market report for 2018 sales was handed out to homeowners in attendance to review at their leisure.

### **d. Skier Drop-Off at the Gondola**

Patricia Walker addressed skier drop-offs at the mid-station gondola. These drop-offs from outsiders are to be considered a violation of association policy and owners should feel free to report drop-offs that aren't from Shock Hill homeowners to Alpine Edge.

The issue seems to primarily stem from commercial vehicles dropping skiers off directly at the gondola. Conversations ensued about stickers or rearview mirror tags that identify homeowners that should have exclusive access to this resource. Alpine Edge gives homeowners the contact information for Breckenridge Police Non-Emergency Dispatch if they notice any town violations in the neighborhood.

There are more conversations about skier wait times at the mid-station. Homeowners of Shock Hill shouldn't have to wait more than 10 minutes for an open gondola. They can then call lift operations to get an open gondola reserved if necessary.

## **6) New HOA Business**

### **a. Shoveling sidewalk along Shock Hill Drive to the Gondola**

The board will send the town an email to improve sidewalk shoveling and plowing.

## **b. Snowshoeing**

Patricia brought up the snowshoeing areas in and outside of the preserve and said that the Board would reach out to the Nordic Center about a special owners' pass for snowshoeing outside of the preserve.

Patricia invites homeowners to a get together lunch at the Nordic Center on March 31<sup>st</sup>. In another effort to build relationships in the neighborhood, Patricia wants to start a Shock Hill ladies group.

## **c. Contact List on Website**

At owners' request, the contact list will be taken off the Shock Hill website in efforts to mitigate privacy issues.

## **d. Landscape Architect Plans for Summer 2019**

Alpine Edge summarized the history of the Landscape Architect plans. There are 48 yes votes and 27 no votes for the proposed Shock Hill Entry project.

A homeowner brings up a potential issue of the Town building a bus stop near the entry area. Another homeowner has a concern about the price of the entry project.

A homeowner wants to do more landscaping on the inside of the preserve rather than the outside.

An Overlook Board member let Shock Hill POA know that all of Overlook will be opposed to this project as their votes are to be placed as a block vote by the subdivision Board President. Chris Canfield stated that this was his understanding as well. Patricia Walker said that the master association Board would follow precedent by allowing every Shock Hill POA owner to place their 1 vote per home owned in the association regardless of their subdivision.

A member of the Design Review Board lets homeowners know that the project has been discussed internally by the review board.

A homeowner brings up the following concerns:

- The Bylaws call for natural landscaping.
- The proposed aesthetic does not match the look of Shock Hill.
- The project is not on the preserve land.
- Magnesium Chloride spread could be an issue during this project.
- If the Town decides to expand the road, the HOA will have no control in stopping them.
- It is a further \$6,500 expense.
- The entry will not provide value to homeowners if it happens on the outside of the bridge.
- Hood Landscaping minimizes project management fees and oversight.
- The HOA should rather focus on the interior of the HOA, rather than the exterior.

A Design Review Board member debates these concerns by summarizing the history of this traffic area review, and there was no way to improve this public land with a bus stop or road expansion.

A homeowner thinks that this project will impact the people driving by Shock Hill, rather than the homeowners of Shock Hill. This homeowner wants the board to look at the scope of the total landscaping costs of all phases of the landscaping plan.

The board will take all comments into consideration moving forward.

**7) Meeting Adjourned**

A motion was made to adjourn the meeting. This motion was seconded and passed and the meeting adjourned at 2:35 PM.