



# SHOCK HILL POA

## 2022 ANNUAL HOMEOWNER MEETING MINUTES

Saturday, March 12<sup>th</sup>, 2022 – 1:00 PM MDT

Remote via [GoToMeeting](#)

### **Shock Hill POA Board of Directors**

- John Goebel – President
- Philip Montague – Secretary

### **Alpine Edge Representatives**

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

### **AGENDA**

#### **I. Welcome**

##### **A. Review GoToMeeting Protocol**

Barbara Kanegaye called the 2022 Annual Meeting to order at 1:04 pm. The meeting was attended by the Board of Directors listed above, as well as 53 POA homeowners and the Alpine Edge team.

There were 28 proxies designated to John Goebel, 6 proxies to Katy Wright, 1 proxy to Tom Corley, and 1 proxy each to Adam Buna and John Quigley, who were absent from this meeting.

A quorum was met with a total of 88 homeowners represented at the meeting.

##### **B. Introduction of Board and Management**

Brett introduced the Alpine Edge representatives in attendance and provided contact information for Alpine Edge. The best way to contact Alpine Edge is by email or phone at 970-453-2334. If owners are having an emergency, they may use Alpine Edge as a resource and contact 970-453-2334 ext. 5. Alpine Edge has emergency staff ready to handle any emergencies that may arise. If owners are suspicious of any criminal activity within the Association, they may reach out to management, but they should also contact the police. The non-emergency dispatch number for the Town of Breckenridge is 970-668-8600.

The sitting Board of Directors includes John Goebel and Phil Montague.

##### **C. Confirm Notice of Meeting Delivery**

The Notice of Meeting was sent out via USPS, as well as emailed to all owners before this meeting. Steven asked that if any owner did not receive emails from the Association, please reach out to AE to have this corrected with the most up-to-date contact information. AE can be reached

through the HOA email at HOA@AEPropertyManagement.com. Owners are also encouraged to reach out to the HOA team through AE's phone number listed above.

#### **D. Review and Approval of Minutes**

- i. March 27<sup>th</sup>, 2021, Annual Homeowner Meeting - March 27<sup>th</sup>, 2021, Annual Homeowner Meeting – The 2021 minutes were sent to all owners for review. There was a motion to approve the minutes made by John Goebel, which was seconded by Barbara Kanegaye and unanimously passed by the community.

## **II. Policy Review**

### **A. Election Process**

The online election notice was sent out to all owners through email. The election is currently contested with Phil Montague and Greg Ruckman running. The election will be live until midnight tonight, March 12<sup>th</sup>, and results will be reported next week. The only way to place a vote is through an online ballot on the AE website.

### **B. Common Area Maintenance & Fire Mitigation**

Steven presented a slideshow to the owners that demonstrated some of the noxious and broadleaf weeds are in the Association. He also explained the types of native trees that can be found in the Shock Hill neighborhood. In recent years, Alpine Edge removed and replaced dead vegetation in the common areas, including native aspen trees and golden currant, yellow potentilla, and Junipers. The same exercise was completed throughout the subdivisions in the POA. Steven asked that if any owners see dead shrubs on their properties, to have them removed to help with fire mitigation. The Association is also sprayed for pine and spruce beetles, which is not a big problem in the neighborhood. If any owners are planning to plant flowers, please remain in line with the naïve flowers that can be found in Shock Hill, for example, Columbines.

Routine maintenance of the Association includes spring cleaning, irrigation turn-ons, fertilization of grass, pruning of trees and shrubs, and a couple of mow and trims throughout the season.

### **C. Design Review Process**

Steven presented the DRB review process. Currently, there are two review boards and Mark Provino oversees the review process of both DRBs as Design Review Architect. DRB-A reviews all the single-family homes that run along Peerless, Penn Lode, Wild Cat, Brooks Snider, as well as Cucumber Patch and SH Homes. DRB-B oversees the three subdivisions, including SH Overlook, Cottages at SH, and SH Landing. These Boards are required to have 3 members each to serve a year's term. Brett asked for more nominees and if any current nominee would volunteer to switch from DRB-B to DRB-A. David Cooper volunteered for an open DRB-A seat if he is needed. Brett then presented the nominees for DRB-B, which include Bobby Cotton, Greg Ruckman, and Mr. Van Heek. The nominees for DRB-A are Barbara Kanegaye, David Cooper, and Jill Williams.

Steven reminded owners of the importance of reaching out to the DRBs for any improvement to the exterior of their homes, even if it is something minor. Jonathon Geer asked if they need approval from the DRB for any fire mitigation. Steven said if he is having noxious weeds

removed, they do not need to get approval. John G. asked for clarification on who to contact for any exterior improvements. Steven encouraged owners to reach out to AE through the HOA email, then they will forward any requests to the DRB.

Bob Leighton inquired as to how owners would differentiate what DRB Committee to submit requests to. Steven informed him to reach out to AE and they will put you through to the proper Board. Owners were reminded to reach out to AE through the HOA email provided above.

#### **D. New Rules & Regulations - Good Neighbor Policy**

Brett addressed the owners and introduced the Good Neighbor Policy. This document is geared toward owners and any renter they may have. Brett presented the SH POA GNP Summary, which showed the most common violations with renters. He also went over the fine structure, which quickly remedies any violations that owners may incur.

- i. **New Annual STR Registration Policy** - Brett introduced the STR Registration Policy, which is now an annual requirement for owners short-term renting in the Association. To register is free and gives AE the necessary information needed to reach out to rental management companies or owners to have any infractions addressed as quickly as possible in emergency situations. Rental properties tend to yield more infractions. Current BOLT Licenses should also be sent in with the Registration Form.

Shahin Motakef asked if owners still need to register if they have a BOLT License but do not intend to rent. Brett advised the owners that they should still submit their Registration Forms and BOLT Licenses, as incoming forms will be cross-referenced with all STR BOLT licenses held by Shock Hill POA owners, as the Town of Breckenridge publishes this information.

Jonathon Geer asked for clarification on the restrictions on lighting in the GNP. He pointed out that the January 1<sup>st</sup> deadline is a little aggressive to have holiday lights taken down. Brett agreed and informed him that it was a typo and should read Jan. 31<sup>st</sup>. Jonathan also asked what the most common complaints that AE receives from the Association are. Steven informed him that noise, parking, and garbage are the biggest issues in the Association. Steven reminded the owners of Town ordinances regarding noise and informed them that the non-emergency dispatch line should be utilized for this issue. Steven also reminded owners of the dangers of leaving garbage out and how it may attract wildlife into the neighborhood. Owners should also be cleaning up after their pets. Steven encouraged owners to reach out to AE if they know of anyone not cleaning up after their pets.

POA President John Goebel addressed the owners and informed them that an owner reached out to him through email regarding the GNP, specifically the parking section stated in the policy. John clarified this section for all owners. He also reminded owners of the importance of keeping their pets on leashes in the Association, which is a Town ordinance.

Ed Means asked for clarification on the Dark Sky Policy, which states that lights need to be extinguished by a certain time. He was informed that this includes holiday lights. Daphne believes the holiday lights should be allowed to be displayed from Dec. 1<sup>st</sup> until Feb. 28<sup>th</sup> instead of Nov. 1<sup>st</sup> to Jan 31<sup>st</sup>. Ian agreed with this sentiment. The Board agreed to look at this policy and take it under advisement. Karen Smith asked for clarification on the outdoor lights and whether those should be extinguished at a certain time. John clarified that low-dimmed security lights are ok; the goal is to have any spotlights or lights that cross property lines be extinguished by a certain time.

There was a discussion regarding parking and the number of sprinter vans in the area, which are not allowed in the Association. Brett informed owners this will be a topic at the next Board meeting, which owners are encouraged to join.

Ian addressed the owners and let them know that he walks his dog at night and sees firepits left on throughout the neighborhood, as well as garage doors frequently left open. Steven said the garages left open are a security issue and with the freezing temperatures, the chances of pipes bursting are high. Steven asked owners to reach out to AE if they see anything of this nature.

### **III. Financial Review**

#### **A. Review FY2021 Financials**

Martha presented the 2021 Budget Actuals to the owners. Sock Hill POA dues will be decreased to \$370 for FY 2022. She then went line-by-line through the Budget vs. Actuals.

#### **B. Review Board-Adopted FY2022 Operating Budget**

Martha presented the Board Adopted budget for 2022.

Ed Means pointed out that there is no line for staining, which occurs bi-annually and was completed in 2020. Steven said it something looked at year-to-year. Staining may not be completed this year, but AE will look into it.

There was a motion to ratify the budget as presented by Ed Means, which was seconded by Barbara K. and unanimously passed by the community.

### **IV. Proposed Amendments to Governing Documents**

#### **A. Review of Owner Approval Process**

Brett addressed owners regarding the amendments to the declarations. Brett provided owners with the link to the documents through the GoToMeeting chat function. The Association needs 75% (or 103) of votes from owners to approve the amendments to the declarations. Owners were informed that there will be a vote at the end of this meeting; however, the opportunity to vote will extend beyond this meeting.

John informed owners of why this project was started, pointing out the anomaly that gave SH Overlook 66 votes for only 20 members, which is much greater than the other Associations in the

POA. This is due to the original plan to make SH Overlook a hotel. John introduced Mike Harrison and informed owners that he was in attendance of this meeting to answer any questions that owners may have had. There will be one vote to cover the changes to all the documents, instead of voting on each individual change in the documents. If the Association cannot pass the amendment with 75% of voters, the POA will have to start over.

Phil Reinsch asked if SH Overlook votes as a block. Shock Hill Overlook's governing documents indicate that they should, however precedent has always been that they vote the same way as everyone else. Many owners have given their proxy to SH Overlook President Katy Wright. Phil asked how Katy planned on voting. Katy informed him that SH Overlook had their Annual Meeting in the days prior to the SH POA meeting and did not have any objections to giving up the claim to 66 votes; however, there were objections to the rental restrictions and the type of property manager owners can have. Some Overlook residents objected to not being allowed to hire a management company that pays an annual amount to rent out the property, then from there rents out on a shorter basis to "club members" – like Inspirato. The wording in this section is confusing and could be a big reason for SH Overlook to vote no.

Mike Harrison addressed the owners and informed him that the restriction in question has been removed.

#### **B. Withdrawal of Proposed Item within Amendment to the Declarations**

There was a discussion on how the term 'traditional' was being defined in this new policy. Brett said there could be more context here but does not think it is targeting that subscription-club-type model. This is more geared toward couch-surfing or hostel-type situations. Having a clear definition of 'traditional' would help clear up any ambiguity that owners may find. Mike Harrison suggested removing the word 'traditional' so there aren't any issues down the road.

Laura Gordon asked for clarification on the types of rental models. Jonathan Gear informed her that the STR company they use is Inspirato, which leases the property from owners and then manages STR on the owners' behalf. The only difference between Inspirato and a company like Alpine Edge is that with Inspirato, renters must be members of the club in order to rent. Jonathan added that the annual rental average for Inspirato is a 5-night average. Diane Guernsey added that she lives across the street from one of Jonathan's properties and said the quality of people that rent his property through Inspirato is wonderful and she has never seen a problem.

Christy Van Heek questioned the use of the word 'customary' due to the word meaning different things to different people. Mike Harrison pointed out that this was the original language in the document and feels that it could be a slippery slope to have to rewrite the entire declarations based on some adjectives not being clearly defined. Rocky Hardin questioned whether they could make an amendment to remove the word traditional. John and Phil, given legal counsel, are ok with removing the word 'traditional'.

## **V. Adjournment**

There was a motion to adjourn the meeting by Phil Montague, which was seconded by Andy Greenwalt and unanimously approved by the community. The meeting was adjourned at 3:10 pm.