



SHOCK HILL POA

2025 ANNUAL HOMEOWNER MEETING MINUTES

Monday, March 17, 2025 – 11:00 AM MDT

Remote via [GoToMeeting](#)

Shock Hill POA Board of Directors

- Jonathan DeSimone - President
- Philip Montague – Treasurer
- Laura Gordon - Secretary

Alpine Edge Representatives

- Steven Frumess – General Manager
- Erik Keefe – HOA Director
- Kyle Gorman – HOA Accountant

AGENDA

I. Welcome

- A. Roll Call; Determine Quorum
 - i. The meeting was called to order at 11:03 AM.
 - ii. A roll call was taken, confirming the presence of a quorum (37 represented).
- B. Introduction of Board and Management; Review Board Election
 - 1. The Board and Alpine Edge management team were introduced to homeowners in attendance.
 - ii. One board seat, Phil Montague's position, was up for election. Phil expressed his willingness to step down after his term.
- C. Review and Approval of 2024 Annual Homeowner Meeting Minutes
 - i. The 2024 Annual Meeting minutes were reviewed and approved.
 - ii. **Motion:** Jon DeSimone motioned to approve the 2024 annual meeting minutes, which Laura Gordon seconded. All were in favor.

II. Financial Review

- A. Review FY2024 Financials
 - i. Operating cash: \$48,431 as of 12/31/2024.
 - ii. Reserve cash: \$25,920.
 - iii. The 2024 year ended with a net positive income of \$4,868, which was transferred to the reserve account.
- B. Review Board-Adopted FY2025 Budget
 - i. Flat dues of \$280 per unit, unchanged from 2024.
 - ii. Grounds and landscaping were separated into their own budget line items.
 - iii. Minor reserve expenses expected in 2025 for entryway landscaping enhancements.
 - iv. The 2025 budget was ratified by homeowners without objections.

III. Current Business

A. Town Of Breckenridge Dark Sky Policy

- i. Julia Puster, Assistant Town Manager of Breckenridge, provided a detailed presentation on the town's Dark Sky Policy.
- ii. An ordinance was passed to reduce light pollution and protect wildlife. Compliance for exterior lighting must be met by July 1, 2025. Enforcement begins on January 1, 2026.
- iii. Julia encouraged homeowners to retrofit their exterior lights with downcast, shielded lighting. Shields can be purchased online for as low as \$12.
- iv. A New Moon Snowshoe Event is scheduled for March 28, 2025, at the Gold Run Nordic Center.
- v. Questions from homeowners included safety concerns and whether there would be grandfathering for older homes. Julia assured that safety considerations would be considered on a case-by-case basis and offered to visit homes to assess lighting needs.

B. Shock Hill POA Policy Review

- i. Good Neighbor Policy was reviewed:
 1. Homeowners must register short-term rental information with Alpine Edge.
 2. The Design Review Committee must review all exterior modifications.
 3. Noise restrictions were highlighted, with quiet hours between 10 PM and 7 AM.
 4. RVs, trailers, and campers cannot be stored outside unless in a garage.

C. Common Area Maintenance Review

- i. Mountain Works Landscaping will handle routine maintenance for entryways.
- ii. All Electric Landscaping will work on entryway enhancements, including flowerpots and a central planter box.
- iii. Cutting Edge Tree Care will handle tree and forest health care in the preserve area, focusing on wildfire mitigation and tree removal.

IV. Election

A. Election Process Review (1 seat; 3-year terms)

- i. Phil Montague expressed his gratitude for serving on the board and confirmed that he would be stepping down.
- ii. No nominees were identified during the meeting. The board will appoint a new member or hold an online election in the coming months.

V. Open Forum

- A. Kathy Falkenberg raised concerns about snow piled onto her property by town plows, potentially damaging trees. Eric Keefe offered to follow up with her offline and work with the town to address the issue.

VI. Adjournment

- A. The meeting was adjourned at 11:55 AM.