SHOCK HILL POA
2026 ANNUAL HOMEOWNER MEETING AGENDA

March 23, 2026 – 3:00 PM MDT

Remote via GoToMeeting

Shock Hill POA Board of Directors
- Jonathan DeSimone – President - 2026
- Lecie Steinbaum – Treasurer - 2028
- Laura Gordon – Secretary - 2026

Alpine Edge Representatives
- Erik Keefe – HOA Director
- Jessica Martin – HOA Dir. of Comm

I. **Welcome**
   A. Roll Call; Determine Quorum
      i. A quorum was met with at least 20% of homeowners in attendance or represented by proxy.
      ii. The meeting was called to order at 3:02 p.m.
   B. Introduction of Board and Management
      i. Current Board members and the Alpine Edge management team were introduced to owners.
   C. Review and Approval of 2025 Annual Homeowner Meeting Minutes
      i. **Motion:** Laura Gordon motioned to approve the 2025 Annual Meeting Minutes, which Jon DeSimone seconded, and the motion passed.

II. **Financial Review**
   A. Review FY2025 Financials
      i. Fiscal year is a calendar year. These reports are as of 12/31/25.
      ii. Balance Sheet
         1. Operating Cash: $27,911
         2. Reserve Cash: $31,339
         3. Construction Compliance Deposits (CCDs) are held until the final completion of a construction project.
      iii. 2025 Income Statement
         1. 1. In 2025, the water budget was slightly over budget due to a new irrigation water meter installation.
         2. 2. Major budget items under budget included general repairs and maintenance, property tax, and legal fees.
         3. 3. The 2025 operating budget concluded with a surplus of $3,222.

4. 4. $3,737 was spent from the reserve account for the entryway enhancement project.

B. Review Board-Adopted FY2026 Budget
   i. The 2026 budget shows an increase in primary operating expenses for grounds and landscaping, water, accounting, insurance, legal fees, and admin general compared to the prior year.
   ii. The board is considering using the 2025 surplus to enhance the entryway, though this is still under discussion.
   iii. The proposed budget includes a dues increase to $318 per unit annually.

III. Current Business

A. Easement Discussion
   i. A developer (BGV) has requested the release/modification of a drainage easement.
   ii. The Board is conducting legal and engineering review before making decisions.
   iii. Key points discussed:
      1. BGV is expected to fund associated legal and engineering costs.
      2. Independent engineering analysis will be obtained.
      3. A homeowner vote may be required depending on legal findings.
      4. Board emphasized protecting the community's drainage system and minimizing liability.
   iv. Homeowner Concerns:
      1. Drainage impacts and downstream effects
      2. Timing of developer request
      3. Legal costs and indemnification
      4. Adequacy of proposed compensation
   v. Next Steps:
      1. Finalize funding agreement with developer
      2. Complete engineering analysis
      3. Provide updates and potential vote to homeowners

B. Shock Hill POA Policy Review
   i. Design Review
      1. All exterior modifications require prior approval.
      2. Homeowners encouraged to review guidelines before submitting requests.
      3. One volunteer is needed for the Design Review Board (DRB).
   ii. Fire Risk/Owner education portion of the meeting
      1. Anticipated water restrictions due to drought
      2. Fire safety zones:
         a. Immediate zone: 0–5 feet
         b. Intermediate zone: 5–30 feet
      3. Owners were reminded that tree removal requires approval
      4. Free county chipping program scheduled: June 16–20
   iii. Good Neighbor Policies & Rentals
      1. Policies apply to all residents, renters, and guests

2. Homeowners are responsible for compliance
3. Owners who report an incident involving renters can contact Alpine Edge, the short-term rental hotline, or the police non-emergency line.

IV. Election

A. Election Process Review
- i. Board Election *(2 seats; 3-year terms)*
    1. Incumbents Jonathan DeSimone and Laura Gordon expressed interest in continuing
    2. No additional nominations were received; Jonathan and Laura were re-elected by acclamation.
- ii. DRB-A/DRB-B Election *(3 positions each; 3-year terms; staggered)*
    1. Current members willing to continue: David Cooper, Barbara Carnegie, Jill Williams
    2. Greg Ruckman will be stepping down (but will assist temporarily)
    3. There is an ongoing effort to recruit new volunteer(s)

V. Open Forum

A. Entryway Improvements
- i. Homeowners provided feedback that the current design could be enhanced aesthetically
- ii. The Board noted mixed community preferences and cost considerations
- iii. Future improvements remain open for discussion

B. Lighting Concerns
- i. Inadequate street lighting was reported in several areas
- ii. Some lights are maintained by the town; others by utility providers
- iii. Residents were encouraged to report outages directly
- iv. Dark sky regulations contributing to reduced visibility

VI. Adjournment

A. The meeting was adjourned at 4:05 p.m.