

SHOCK HILL OVERLOOK

Board of Directors Meeting Agenda

Friday, February 18th, 2022– 10:00 am MDT

Remote via GoToMeeting

Shock Hill Overlook Board of Directors

- Ken Lawrence
- Katy Wright
- Karen Brand

Alpine Edge Representatives

- Steven Frumess – General Manager
- Robin Dew – HOA Accountant
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator
- Martha Zaugg – HOA Administrator

GoToMeeting Access Instructions:

Join the meeting from your computer or smartphone:

<https://meet.goto.com/AlpineEdgeHOAManagement/shock-hill-overlook-bod>

You can also dial in using your phone:

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 761-218-493

1. Roll Call; Determine Quorum

The meeting was attended by the Shock Hill Overlook BODs. Martha introduced the Alpine Edge Management team. There was a motion to start made by Katy Wright, which was seconded by Ken Lawrence. All were in favor.

2. 2022 Budget Review and Approval

Martha presented the first draft of the 2022 budget to the Board that showed the Association dues at a \$105 increase. The trash services were increased due to environmental fees and the rising cost of gas and labor. Martha also explained to the Board that AE recommends a \$62K contribution to the Reserve Fund this year due to Capex projects on the docket.

Katy asked about the dues on the second draft of the budget. Martha explained that with the extra reserve deposit, dues will be raised to \$740 per month. Katy agreed that the dues will need to be raised to meet this reserve fund goal and approved the increase to \$740. She inquired as to what the other Associations in the POA pay. Shock Hill Landing's dues are at \$7,800 per year but Shock Hill Cottages will still have the highest dues at \$9,500 per year. Compared to the other SH Association, Overlook's dues are comparable. Karen is not in favor of the dues increase and thinks it is too big of a jump at one time. Ken agreed with Katy and thinks the Association is further behind than wanted.



Construction costs in the county increased about 20% in 18 months and it is not likely to come down anytime soon. Ken would like to see an estimate from the roofer.

Karen asked about the minutes from the last meeting and Steven informed her they will be circulated to the owners before the Annual Meeting for their review.

There was a motion to approve the proposed 2022 budget made by Katy Wright, which was seconded by Ken Lawrence. Karen Brand approved the first budget with \$150 dues increases; however, she opposed the second proposed 2022 budget. The motion passed due to a majority vote.

3. General Board Comments

Ken suggested that the SH Overlook Declaration changes need to be presented to the owners for their approval so they can be presented to the POA soon thereafter.

Martha presented the tentative Annual Meeting Agenda to the Board. AE recommended waiting to have the Declarations changed until after the POA meeting on Saturday, March 12th. Katy said it will take campaigning to get the 75% required votes needed to change the Declarations.

A letter from Mike Harrison will be going out next week with Annual Meeting packets to all owners. Mike needs to update the amended Declaration in accordance with the SH POA draft and CCIOA standards.

Karen informed AE that Greg Ruckman is interested in running for the election. Steven also knew of a possible nominee but could not remember who at the time of this meeting. Martha informed the Board that AE will call for nominees when the Annual Meeting packet is mailed to the owners and the election will take place after the AM.

There was a motion to approve the agenda for the 2022 Annual Meeting made by Ken Lawrence, which was seconded by Katy Wright. All were in favor. None opposed.

4. Adjournment

There was a motion to adjourn the meeting at 10:38 am by Katy Wright, which was seconded by Karen Brand. All were in favor.

