

Shock Hill Overlook POA
Board of Directors Meeting
January 11th, 2024, 9:00 AM Mountain Time

Minutes - DRAFT

- 1) Call to Order. The meeting was called to order by Katy Wright, Board President. In attendance was also Rocky Hardin and David Cooper, Board Members, and Greg Ruckman, HOA Property Manager.
- 2) Approval of Minutes. Katy Wright motioned to approve the Minutes from the July 25th, 2023 Board Meeting. Rocky seconded and the vote was unanimous in favor.
- 3) Management Reports
 - 1) Updates
 - 1) New Board Member, New Property Manager. Greg Ruckman confirmed he had resigned as a Board Member. He had then been hired by the remaining Board to take over as HOA Property Manager. David Cooper had been selected by the Board to fill the empty seat on the Board.
 - 2) Communication with Owners. Greg Ruckman will email each owner individually each month with an "Invoice and Updates." He will also ask for feedback, and be available by cell phone, text, and email. He also created a website for the HOA with information on Governance, Finances, Meetings, and the Good Neighbor Policy.
 - 3) Project Updates. New updates include resolving the heat tape issue at #14 and the plan to use Tucker Hotte for HOA lawncare work in 2024.
 - 4) Management's To-Do list. Greg read through his annual to-do list as Property Manager and asked for any missing items.
 - 2) Financial Report
 - 1) 2023 End of Year Report. The Board reviewed the 2023 finances. Greg Ruckman found an \$8,000 discrepancy in previous accounting. This brought the HOA in on budget for the 2023 Operating Budget. Because the HOA stained two extra building in 2023, Reserve Budget was exceeded by \$12,000.
 - 2) Reserve Fund. The Reserve Fund seems adequate until serious roof work/ replacement occurs - hopefully not for many years.
 - 3) Proposed Budget for 2024. The Board discussed keeping the Budget and dues flat for 2024. The Board determined the budget for lawn care will be \$33,000, down from approximately \$48,000 which the existing company would bid. Greg is starting his own company and servicing the Overlook at cost.

4) Old Business

Insurance Policies. Currently, the HOA has both General Liability and D&O Insurance. The Board did not feel the HOA needed to increase or add insurance.

5) New Business / Comments

Walkway at Gondola. Greg Ruckman presented that a couple owners were interested in completing the existing sidewalk to the Gondola mid station. He said private funding might be available. The Board expressed concern about liability and funding. Greg Ruckman will circle back with the Town of Breckenridge and Vail Resorts, then report back to the Board for permission before anything proceeds.

6) Schedule Annual Meeting and next Board Meeting

Topics for Annual Meeting. Katy asked if the POA had scheduled their meeting yet. It appears they have not. The Board decided to schedule the Overlook meeting the same day immediately after the POA Annual Meeting.

7). Adjournment. Katy motioned the meeting adjourn, Rocky seconded, and the vote was unanimous.

Attached Documents: Minutes from July 25th, 2023 Board Meeting
 2023 Budget and 2024 Proposed Budget
 Reserve Fund Guesstimates at +3% annually