

# SHOCK HILL OVERLOOK

## Board of Directors Meeting Agenda

Wednesday, February 15th, 2023 – 12:00 PM MDT

*Remote via GoToMeeting*

### Shock Hill Overlook Board of Directors

- Rocky Hardin
- Katy Wright
- Greg Ruckman

### Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – Director of HOA Communication
- Kimberlyn Bryant – HOA Project Coordinator
- Erik Keefe – HOA Assistant Manager
- Lindsay Wood – Accounting Manager

### GoToMeeting Access Instructions

**Join the meeting from your computer:**

<https://meet.goto.com/AlpineEdgeHOAManagement/overlook-board>

**You can also dial in using your phone:**

United States: [+1 \(872\) 240-3412](tel:+18722403412)

**Access Code:** 857-201-541

## 1. Roll Call; Determine Quorum

Greg Ruckman, Katy Wright, and Rocky Hardin attended the SH Overlook Board meeting. The Alpine Edge management team listed above was also in attendance.

Erik Keefe updated the Board on the recent staff changes at Alpine Edge and introduced the accounting manager, Lindsay Wood.

## 2. Review & Approval of Previous Meeting Minutes – 11/3/22

The minutes were distributed to the Board for review before the meeting. Katy did not have any edits to the minutes but wanted to review the action items to see what had been completed and what still needed to be done. Greg had one revision to clarify the topic of the sidewalk repairs. Katy motioned to approve the minutes contingent on that edit being made, which Greg seconded, and the motion passed.

## 3. Financial Review

### A. 2023 Proposed Budget

Lindsay informed the Board that she would have year-end financials to them by the end of the day to review and will have financial packets ready by the 25<sup>th</sup> of the month going forward. Rocky asked to verify that he was included in the email for the financial packets. Lindsay assured the Board that she reviewed the fiscal year and



that if they were missing any financials, she could produce them quickly. Jamie Stahulak presented the drafted 2023 Budget line-by-line with the Board, made requested adjustments, and answered any questions they had. Greg asked for the contracts for snow removal, window washing, roof/gutter repairs, and staining. AE will work on getting those contracts or bids to the Board for review. The Board would like an attorney to review the Association governing documents to see what needs to be changed based on the update to the SHPOA governing documents. Due to this work, the Board would like to slightly increase the legal line item in the operating budget based on the attorney fees. The AE Management fee is rising 8% based on Denver CPI. AE noticed the trash removal had been rolling over since 2019; due to this, they got a new bid for trash service on a three-year contract. AE is working on obtaining a bid from Ceres and other companies for landscaping, with all SH associations falling under the same contract. Greg suggested starting a landscaping company to ensure the Associations are being cared for to the community standards. The scope of work should include a fall/spring cleanup; irrigation inspections, repairs, and blowouts; adequate turf and weeding programs; fertilization and deep root feeding of shrubs and trees; and pruning and mulching. The Board would like to propose that this will be done in the \$33K price range. Lindsay will make the adjustments to the Board and send the budget over email for approval.

#### **4. Old Business**

##### **A. Maintenance Scheduling**

##### **i. Sidewalk Repairs**

The bid for the sidewalk repairs was higher than expected. AE will work on getting other bids for the walkway at 14 WPL. The Board discussed building a relationship with a contractor and the potential of adding this to the operating budget to occur yearly.

##### **B. Vail Resorts Gondola Access**

Greg met with Jodi Churitch, the Vail Resorts – Breckenridge COO, who agreed to mark every 26<sup>th</sup> gondola empty so that Shock Hill residents could get on for upstream loading. AE thinks it would be a good idea to retouch on this policy at the beginning of every ski season with Vail Resorts.

#### **5. New Business**

##### **A. General Maintenance & Scheduling**

##### **i. 2023 Stain Schedule Discussion**



AE will meet with the RF Chinking on the 20<sup>th</sup> regarding the staining of the two buildings this summer. AE wants to be ahead of schedule and ensure the homeowners are informed and prepared. AE was still determining the units being completed this year but will look up that information and get it to the Board.

**B. Snow Removal**

AE had a contractor come out to chip and remove ice from one unit's walkways where the ice was melting and dripping over the gutters. Other than that, there has not had to be much snow or ice removal done at the property. AE tries to avoid doing too much work on the roofs due to ice and snow removal being pretty jarring to the structure. AE has also been removing icicles that may cause an immediate threat to the safety of homeowners and renters.

AE and the Board agree that Better Views is doing well with snow removal this year.

Greg reminded AE of the heat tape issues at 18 WPL, where the plow caused damage to the heat tape in the downspout near the garage. AE will ensure the downspout and heat tape are repaired when the weather permits.

**6. Schedule Next Board & Annual Meeting**

The Shock Hill Overlook Annual Meeting was tentatively scheduled for 3:00 PM on March 23<sup>rd</sup>. It was confirmed that there will not be an election at this year's meeting.

Greg informed the Board that AE reached out to the Town regarding the ice patch under the bridge on icy/snowy days and was told that the Town can drop dirt in this location when needed.

Katy asked that AE have better communication with the Board than in previous years.

**7. Adjournment**

There was a motion to adjourn the meeting at 1:58 PM.

