

SHOCK HILL OVERLOOK

Board of Directors Meeting Minutes

Thursday, July 14, 2022– 12:00 PM MDT

Remote via GoToMeeting

Shock Hill Overlook Board of Directors

- Katy Wright
- Greg Ruckman
- Rocky Hardin

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Kimberlyn Bryant – HOA Administrator

GoToMeeting Access Instructions:

Join the meeting from your computer:
[meet.goto.com/AlpineEdgeHOA
Management/overlook-bod](https://meet.goto.com/AlpineEdgeHOAManagement/overlook-bod)

You can also dial in using your
phone:
United States: [+1 \(224\) 501-3412](tel:+12245013412)

1. Roll Call; Determine Quorum

The meeting was attended by the Board members and the Alpine Edge management team listed above.

There was a motion to call the meeting to order at 12:09 PM.

2. Old Business

A. General Maintenance & Scheduling

i. Stain Schedule

The stain schedule for this year at the Association is still TBD. Last year, units 14/18, 26/32, and 40/44 were completed. Two buildings will be re-stained each year. The goal is to rotate on a 5-year schedule.

The Board wants to ensure that the Association is stained with the proper color and methods. AE will look into changing the scope of the annual staining schedule. Steven informed the Board that AE uses the same painter as Breck Lands. AE will follow up with a painter to determine the best approach to painting the metal railings.

For the re-staining of decks, the joists should be re-stained as well.

ii. Roof Inspection Schedule

The amount of roof leak issues at the Association has been massively reduced. The roofs in the Association will be inspected during the fall, specifically the flashing, seals, and asphalt shingles. The snow guards will be checked to make sure they are installed correctly.

iii. Gutter Cleans

The gutters will be inspected and cleaned out in October. This happens annually. AE will look into installing leaf guards over the gutters where tall trees are. AE will also look to see if the downspouts were taken apart and follow up with Scott Nevicosi to see if he is clearing them out.

Steven will look into using a new roofer to clear out the gutters. AE will also assess the heat tape needs to the right of unit 48. Steven will ask about the new roofer that Breck Lands is using.

iv. Routine Management Walkthroughs

- Sidewalk Repairs

The sidewalks should be inspected on an annual basis. Masons will repair the damage that occurs over the winter. AE will walk the Association to determine where repairs need to appear along the sidewalks and follow up with a mason.

- Trash Enclosure

The new wood installed on the trash enclosure must be stained to match the rest. The silver hinges need to be replaced with black hinges.

- Landscaping Expectations

Ceres is now servicing the Association, and it is looking better. Steven will arrange a meeting with Ceres and the BOD to discuss the contract and scope of work throughout the community.

Katy reminded AE of the irrigation leak between units 64 and 68 towards the backside of the building. AE will investigate this issue and be on the lookout for pools of water. AE was also informed that there is a dead tree on the backside of unit 48.

3. New Business

A. Reserve Study

Steven presented the Reserve Study that was completed in 2021. The Board is interested in looking into money markets.

B. HOA Liability Insurance

Katy asked how much liability insurance the Association carries. Brett presented the insurance policy to the Board, which stated there was \$2M in liability coverage.

4. General Board Comments

Greg asked about the warranty on the roofs. Steven is not sure there is a warranty. The next BOD meeting is scheduled for Thursday, October 20th.

5. Adjournment

There was a motion to adjourn the meeting at 1:24 PM.

