

SHOCK HILL OVERLOOK

Board of Directors Meeting Minutes

Tuesday, July 25th, 2023 – 10:00 AM MDT

Remote via GoToMeeting

Shock Hill Overlook Board of Directors

- Katy Wright - President
- Rocky Hardin - Treasurer
- Greg Ruckman - Secretary

Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – Director of HOA Communication
- Erik Keefe – HOA Manager
- Lindsay Wood – Accounting Manager

I. Roll Call; Determine Quorum

The meeting was attended by Board members Katy Wright, Greg Ruckman, and the Alpine Edge management team.

The meeting was called to order at 10:00 AM.

II. Review & Approval of Previous Meeting Minutes – 2.15.23 & 4.26.23

Katy pointed out an error on the 2/15 minutes where there was a misprint of the names listed under the board member attendees. Alpine Edge will make this correction. Katy motioned to approve the minutes pending this change, which Greg seconded, and the motion carried.

There were no suggested edits to the 4/26 minutes. Greg motioned to approve the minutes, which Katy seconded, and the motion carried.

III. Old Business

a. Maintenance Scheduling

i. Flagstone Walkway Repairs

Greg brought in a masonry contractor from Alma who is securing the remaining stones that need to be resecured along the flagstone walkways. He also has a contractor to replace the stones that fell off the side of the buildings.

b. Gutters

Greg said adding gutters over the sidewalk or patio would be at the homeowners' discretion. Two homeowners are interested in installing gutters and will pay for it themselves. The homeowners approved the provided bid, including snow barriers above the gutter, the gutter the sheet to the drain,



and the train going under the patio work or sidewalks as the homeowner added to a proper drainage area.

c. Tree Replacement

Greg updated everyone on the trees that will be replaced and discussed the replacement options. Greg said he received three bids from Neils Lunceford, Cutting Edge, and 2V's. He is looking at using 2Vs or Neils Lunceford. The Board will need to decide what size tree they would like. There was a discussion about planting a replacement choke cherry tree or a spruce tree. Greg will send pictures to the Board so they can make their decision.

d. Staining

Unit 84/90 will be added to the list of units stained this year. The contractor is using a sealant, which makes AE concerned about longevity. The Board would like suggestions for a better product. The other associations within the POA have been using a semi-transparent stain.

e. Additional railings

Greg mentioned he worked with someone out of Alma, who added a Rustoleum to the railings creating a smooth finish. Cuco will be staining the railings. Steven will have him stain one ad as a sample to have the board review and approve before continuing to the rest of the Association.

IV. New Business

a. Declaration Amendments Per POA Changes

The Shock Hill POA changed the Declarations, contradicting the current Overlook governing documents. The POA documents trump the HOA documents; therefore, SH Overlook will need to make some adjustments so they correlate. Changes to the Declaration will require a majority approval (66%) of the homeowners.

V. General Board Comments

The Board issued notice to Alpine Edge about a non-renewal of management services. The main reason being the level of difficulty communicating through AE to contractors. The Board would prefer to cut out the middleman and will be managing the Association in-house. This transition is expected to occur at the beginning of September. AE will hand over the electronic files to the Board via Google Drive. Greg may come into the office with a hard drive to download all the files. There was a discussion on the accounting aspect of management. AE will provide all the current financials to the Board or bookkeeper if the Board decides to go in that direction. Most homeowners pay their monthly dues via ACH.

VI. Schedule Next Board

Erik thought it best to hold off on scheduling another Board meeting due to the transition. If anything, there will be a brief meeting on the transition process.



VII. Adjournment

The meeting was adjourned at 10:50 AM.

