

**Shock Hill POA**  
Annual Meeting  
March 10, 2018  
1:00pm

**POA Attendance**

Jonathan Browne, Ryan Bennett, Vance & Colleen Andrus, Patricia Walker, Dirk & Carol McDermott, Tom Begley, John Mack, Barry McBride, John Goebel, Bob Leighton, Andy Greenwalt, Edwin & Cathy Davis, Henry Carlson, Robert & Jill Williams, Jan Holloway, Chris Canfield, Diane Guernsey, Robin Gear, Mike & Dayna Murphy, Phil Reinsch, Judy Corley, Katie Wright, and Daphne Pals.

32 proxy votes from POA members.

**Alpine Edge Attendance**

Steven Frumess, Patrick Sieland, and Andrew Mencher

Meeting commenced at 1:04pm

**Owner Introductions**

Once Alpine Edge established quorum, management introduced themselves followed by all of the board members and homeowners that were in attendance at this meeting.

**Approval of 2017 Minutes**

Alpine Edge verified that everyone had received a copy of last year's meeting minutes that were recently emailed to the ownership.

Management then asked if there were any questions regarding the proposed meeting minutes. Since there were no further questions, this prompted a motion to approve of the 2017 annual meeting minutes. It was then seconded and unanimously voted on / approved by ownership.

**Election results for 2018 Board**

Alpine Edge offered one last opportunity for homeowners to provide their election ballots to management and then announced the election results. Barry McBride and Karen Smith had received the most votes and were elected to be on the 2018 Board of Directors.

Alpine Edge then thanked Tom and John for their years of service to Shock Hill POA.

Management then stated that officer positions will be decided upon at the first Board of Director meeting that would be planned in April.

### **Homeowners' Interest in Common Area Improvements**

Alpine Edge announced to ownership that they had been working with Ceres + (local Landscape Architect) to come up with ideas and concepts for future common area improvements. Alpine Edge proposed a hypothetical plan of addressing three phases of Shock Drive consisting of the entry by the bridge, the hills and traffic mediums going up to Peerless and the circle that was at the end of Shock Hill Drive by Shock Hill Overlook.

The intent of this proposal is to determine a consensus of ownership to see if this is something that owners were receptive to doing in the future.

Management explained that a number of areas are in need of improvements to help correlate to the association's neighborhood and premier taste

It was discussed by management that they would work with a landscape architect to help determine a budget once a committee has been formed to work on these potential improvements.

It would make the most sense if a landscape committee was formed to work on these improvements to help determine the areas in need of improvements, a detailed scope and pricing.

The plan would be to tackle the various locations over 3-5 years to spread out the costs.

Patricia commented that the initial meeting with Ceres and this presentation cost \$0.

A homeowner asked, "How is this related to the entire POA, is it referred to in the common areas?"

Management explained that this proposal is not for subdivisions, but rather the common areas of Shock Hill POA. This includes Shock Hill Drive, the end of Shock Hill Drive circle, Peerless circle, Penn Lode circle and any areas within these locations that are in need of improvements.

A homeowner asked, "Do we have a price quote, because this will be a significant amount of money and will it require future maintenance costs?"

"Yes," Steven says, "we do have costs on the proposed areas, however the plan that's being shown now are just some general ideas. It would be in the hands of the future landscape committee to come up with concepts that are a representation of the rest of the homeowners"

A homeowner asked if the increase in the budget reflected the plans?

Steven said, "Yes, the \$15,000 could cover some of the architectural plans for these proposed areas".

A homeowner asked, " if we don't do anything what would this year's budget drop to? "

Alpine Edge mentioned that the budget to maintain what's currently in place would be around the \$7000 - \$8000 range if we remain status quo and do not seek out architectural plans for proposed improvements.

A homeowner asked, "Before we cross that bridge, is it our responsibility or the towns?"

Tom said while this is considered to be Town land, they will not spend any funds on improving the land. If we're interest in doing something like this it would be up to the HOA.

Jill said it is an obvious space that we should beautify while referring to the entry area. But the area past the gondola is still being developed so maybe just start with one section by the entry and then budget for the following years. Maybe we take it in step-by-step fashion.

Tom said that is the intention. Steven had two firms provide architectural landscape plans based on comments we received last year. We would not attempt all areas in any given year. The landscape architect from Ceres gave us a \$15,000 proposal to design plans for 8- 10 possible areas. The committee will sit with Scott Sones to determine what is accepted based on the neighborhood guidelines. We need an overarching plan. Scott will just do a few vignettes and implement them solely based on your feedback. The \$15,000 doesn't include all of the architect's time at once, he's proposing to do this over a period of time. Each area may only be a few thousand in architectural fees and we would only focus on a few areas each year.

Barry said it would be helpful if you had an estimate available.

Tom says we have to be particular as to what we decide on putting into these areas. It would be nice to supplement some of the trees there. The entry would be one of the more expensive areas, but the circles would be cheaper. The current plan in the entry area could run between \$50,000 - \$80,000. It's not cheap and we are not married to any of these plans that are being shown, but these areas are in need of improvements and we thought this would be a starting point.

A homeowner said that since things change, as a starting point don't go ahead with a \$15,000 plan, let's just decide what areas that need attention now and then we can get plans made up, once this is decided on.

Tom said that would be the process right now and it wouldn't take long to create a palette that can be applied to various locations. The idea would be to recruit a committee that would apply concepts and ideas to various locations so that these improvements would tie to the entire association.

It was mentioned that to pay for this project the association would either have to special assess or increase dues.

A homeowner asked if the front entrance was the most expensive. Alpine Edge responded that it would be the most expensive area due to the amount of material that this area would be in need of.

Another Homeowner asked, "How vulnerable is this entry area to plows?"

Steven pointed on a map what could be a potential problem.

Patricia mentioned that we could always work with the landscapers and plowing companies to ensure there are no issues with plows hitting this area.

Robin asked about large gravel area just before the entrance. Tom responded to say that it's just a deceleration lane.

Tom said that most of the area is in the town right away. Tom then points out the property line on the map.

A homeowner asked, "Do we need permission from city to work in this area?"

Tom said we will probably need permits, but should be approved as long as it's not interfering with anything.

A homeowner asked if there will be a bus stop put in or could the town tear it up?

Tom said it's there right away, so they can do whatever they want.

Patricia said there will never be a bus stop at the front of Shock Hill.

One homeowner mentioned that he is not in favor of these proposed landscaping changes because it won't add value to his house.

Another homeowner said he is hearing two things: sounds like there is a general interest but this could be about \$500,000 if we were to do the entire HOA. Owners want to know what the minimum assessment is for the entire thing. Lets just get the cost for the entrance and do it in phases.

Patricia says it won't be that much but we're looking at doing the entire association over the course of many years to help alleviate these costs.

Colleen stated that the plows throw sodium chloride to help melt snow and put traction on the roads, so will the town guarantee the landscape and plants?

Patricia then explained that most plants are behind the first wall which provides protection from the plow trucks.

Tom said there are ways of protecting these areas and some plants have been there for 20 years. Rock and hardscaping will add another level of protection.

A homeowner asked if we are agreeing to all of phase one, one year for design and two years for implementation.

John Mack said that we don't have a detailed plan, yet. We just wanted to propose our ideas before taking the next step.

Steven re-affirmed that this plan was only presented to see if the HOA is interested in conducting these type of improvements at all. The next step would be to create a committee and work with the architect on scope and pricing for the proposed phases that the committee has agreed upon.

John Mack mentioned that it's going to take time and planning to conduct a project like this and the budget right now, is only enough for drawings.

Steven said that we do have a rough estimate but the board asked me not to throw out numbers because we are not married to ideas right now. The estimate is 2 times our annual budget. A lot of the costs are for rocks and boulders. Please remember that this is just preliminary. We want to recruit a committee to help iron out all of the details for scope and then pricing so that homeowners can make an informed decision on these ideas.

A homeowner asked if we could authorize some of the money for the design not to exceed a certain amount.

One homeowners also suggested that it's also possible we can get an A & B plan to compare scope and pricing.

Jill mentioned that with all the construction that area may take a beating with trucks going in and out of these areas? Also, should we wait a year until construction is completed to start the project?

Steven from AE said he would be more concerned with plows than construction trucks but that Jill's point does have merit.

An owner on the phone asked if you can summarize all of this before you make a motion?

Patricia said we haven't taken any action and explains that the landscaper will give several proposals so we can decide which plan ownership would like to go forward with.

A homeowner then asked if Shock hill is the only one to use this entrance.

A Board member responded yes.

Vance said he is ready to motion.

Steven handed out the new budget with common area maintenance for \$15,000, which includes the architect fee for doing 1 or 2 locations.

A landscape plan for 8 - 10 areas is approximately \$15,000. Plans for one area may cost around \$2,000 range.

Vance said please put in a "not to exceed" amount.

Dirk McDermott asked what is the role of the landscape committee?

The committee will come up with a plan that adheres to the POA's design guidelines but it will also have to go through the DRC, so that there will be checks and balances.

Vance moves that we enable leadership to spend no more than \$4000 in architect plans and focus primarily on the entry for 2018. The committee should consist of no more than 3 people and they must report back to the entire membership in writing to call for special meeting when the plans are ready to be shared.

This motion was the seconded and approved by the majority of owners in the room, including Patricia and Chris Canfield.

An owner asked will we implement that within the budget?

Yes and we would like a variety of plants.

An owner asked what do we do after the motion?

Patricia said we are going to give the architect the go ahead and develop the committee.

Steven stated if it doesn't happen by summer/ fall it probably won't happen until next year.

The biggest change to the budget is common area maintenance increase.

John Mack looked at the current budget and explained that the dues per lot are unchanged. The income went up because we went from 118 to 129 units. That number will go up but will get capped. The expenses are in line with last year with the exception of landscape architect that is now capped at \$4,000. So that leaves \$11,000 left for maintenance. The preserve line includes 52 trees that were removed. We don't know what it will be this year but we should keep with these treatments because of last years fire.

\$40,000 construction deposits will be refunded from our retained earnings. We have two accounts, one that collects interest and one not so much but both are with an FDIC insured bank.

John said we have to ensure that it is in a safe FDIC account and forego income for the safety of principal.

A phone caller proposed to generate more interest in a money market.

John Mack doesn't like the risk involved.

John Goebel asked why are we carrying this much money, it's a huge risk.

John said we only collect dues once year.

Steven reminds the ownership about the beetle epidemic a few years ago. It's always better to have money in the bank for emergencies than to special asses' homeowners for unforeseen expenses that arise. Last year there was also a fire that could've burned parts of the neighborhood.

John Goebel can't foresee that kind of expense and would like to cut dues. He doesn't believe that he's getting the value for this \$300. He says homes less than 5000 sq ft. for last 12 years have been subsidizing for larger homes and it's unfair. Dues should be paid per unit/building.

Jill said the annual assessment for her home in Austin is 7 times the amount of Shock Hill.

John Goebel says we can all afford it but I'm not getting the same value as a single-family home on its own lot.

Andy thanks board for being so thrifty.

Steven asked are there any more comments about dues.

Jill asked are we raising dues?

Steven replied, "No dues are flat."

Patricia said this could change when we look at implementing this landscaping project.

Jill said maybe special assessment is better.

The landscape committee will determine the best way to collect fees for this proposed project.

Dirk McDermott made a motion to approve the 2018 proposed budget. It was then seconded and unanimously voted on / approved by ownership.

### **Old Business**

Management then explained that they installed irrigation lines with routers going along the hill that runs parallel with Shock Hill Drive. Management put this in place so that they could hydro seed these bare areas to fill in the dirt patches along the hill. During the course of the summer, the hill did fill in quite a bit and became less bare from the dirt patches that had been there for years.

It was explained that management conducted several projects in Summer of 2017 to remain a firewise compliant community:

Management hired Ceres landscaping to do preventive spraying for both Pine Beetle and Spruce beetle and to help preserve the trees in this area from future disease or beetle infestation.

In addition to this, there were 52 dead or diseased trees removed from the preserve to help mitigate the association from wild fire. With the help of Jan and John Quigley and many other Shock hill Volunteers, the association had conducted a slash pick up day in preparation for the county's chipping program.



There was also the Summit County Government chipping program that was held in both the late spring and early fall. This helped homeowners schedule free removal of branches, logs and small trees. The Summit County Chipping program is something that all homeowners should take advantage of this year for their personal homes.

This year's chipping program is planned for June of 2018 and will take place once again in the fall. The county has not yet specified an exact date for this year's chipping program but once Steven receives the dates he will send out a mass email to ownership so that they can all prepare accordingly.

It was stated that accepted materials for the chipping program are logs and branches up to 9 inches in diameter. Keep in mind that they must be free of nails and wire. Things that will not get picked up are Willows, Cottonwoods, construction or building materials, treated lumber, fence posts or signs. No Shrubs, stumps, dirt, or rocks. No grass clippings, trash, weeds or bags of leaves. Steven will follow up with everyone via email closer to the chipping program date.

### **Design Review**

In 2017, there were 6 homes under construction within Shock Hill POA. This does not include the Shock Hill Overlook homes or the Cottages at Shock Hill Homes that were completed last year.

Out of the 60 single-family homes within Shock Hill POA's non-sub divisions, 42 have been constructed leaving only 18 vacant lots remaining in the POA. The lots that were constructed on were: Lot 7 and 9 which are both on Penn lode, Lots 16, 19, and 59 that are all on Peerless and then lot 26 which is on Iron Mask. The median square footage of these homes is 5,640 SF.

In addition to this, there will be 12 homes constructed in Shock Hill Overlook over the course of 2018 with two that have already been delivered and then one more home in Cottages of Shock Hill that should be delivered in the late spring or early summer.

### **New Business**

Patricia mentioned that she is trying to work with the town to get sidewalks shoveled but the town has not made this a priority. It's been very frustrating to say the least.

Steven received a quote from better views landscaping to shovel for \$350/month if town doesn't maintain it. This side walk would range from Cucumber Patches entry up to the entry of Penn Lode from Shock Hill Drive.

An owner asked whose obligation is to shovel the sidewalks.

Patricia said it's the towns but they only do it when you complain.

John Goebel said please talk to them about the "lake" at Penn Lode.

Patricia asked him to send a picture.

Patricia says the firewise program will come to your home for free and give you recommendations for the trees on your property.

Steven says mitigation of Shock Hill Preserve will also take place as explained, earlier in this meeting.

Patricia said firefighters from other states, who are not familiar with your property come here when there is a fire. They need to see an address number, so consider adding one if you currently do not have this in place.

### **Weed eradication and tree removal for dead or diseased trees**

The association board and management will keep its eye on any common areas with an abundance of weeds in summer 2018. If we notice any areas that need attention within the common areas we will spray accordingly as we always do.

It was reminded that owners need to remove any noxious weeds found within their lot(s) to prevent seeds from spreading to neighbors and to help mitigate homes / the association for fire prevention.

Removal of dead or dying trees is also part of the fire mitigation. Management along with Board of Directors will continue to encourage homeowners to remove any dead or dying trees and dispose of them once they've been taken down.

Management then offered to provide contact information for contractors who can do this type of work.

### **Town Parking Garage**

Patricia attended a planning department session on the new parking garage. The final decision could be announced at the next meeting that's coming up.

Patricia mentioned that Breckenridge wants to put a big ugly structure in the middle of town. It was originally proposed in the F lot, but now changed to the Tiger Dredge Lot and will be 49 stories high. There will be no more F lot drop off and skiers will have to walk an additional 150ft. She suggests there should be one built at the airport and one at the ice rink.

She also commented that it's not their job to make it attractive. So she encourage everyone to come to the meeting. The meeting is on Tuesday at 5:30pm at Town Council on Ski Hill Rd.

A phone caller asked do they have a call in number?

Patricia doesn't believe so but suggested to write them a letter.

### **Gondola Drop-Off**

Pictures of vehicles dropping off skiers at the Shock Hill gondola have been handed out to the ownership.

There are "no gondola drop off" signs located throughout the neighborhood.

An owner believes the gondola should only be for residents.

Andy asked are there any consequences for dropping skiers off?

Patricia wasn't sure but there are "private property" signs when you get off the gondola.

A homeowner asked what is basis for it being illegal?

An owner stated that there is no parking or drop offs based on cities rules.

Another owner asked about the people who live on Peerless who pick up their kids?

Patricia said the goal is mainly to get large transits to not drop off.

Andy said dropping off residents and guests within the neighborhood should be ok.

Barry said when there are too many cars dropping people off, you can't exit Shock Hill. Cars would drive down the wrong way. It almost caused him a collision recently.

Andy suggested that we do it safely by pulling off the road or into Penn Lode. We shouldn't be penalized for dropping our family and friends off.

### **Ski Locker**

Patricia stated that the ski locker is on hold until The Overlook is complete but it is still fresh in her mind.

Chris mentioned that last years minutes allowed the board to come to him with a plan but no one made any kind of proposal yet.

Patricia replied to Chris saying that he has already seen everything concerning the ski locker plans.

Colleen asked if we can designate more time for this meeting next year.

Steven said of course and apologized that this one went so long.

Meeting adjourned at 2:32pm