



2019 ANNUAL MEETING MINUTES

3/16/19 - 1:00PM

Alpine Edge Attendance: Steven Frumess, Cory Volk, Meghan Shacklette

Shock Hill POA Attendance: Patricia Walker, Karen Smith, Jill Williams (Called in), Tom & Judy Corley (Called in), 12 Columbia (Called in), Bob Leightman (Called In), Kristine Smith (Called in), Ryan Bennett, Diane Guernsey, Robin Gear, Tom Begley, John Goebel, Anna Kopaska (in attendance for Halverson), Jonathan Browne, Bobby Cotton, Katy Wright, Colleen & Vance Andrus, Dayna & Mike Murphy, Joan & Jan Quigley, Chris Morrison, Dayna Murphy.

Roll Call (or Check-in procedure) – Meeting called to order at 1:02PM. Quorum was easily determined by the 28 homeowner minimum.

1) **Welcome/Introductions of POA and Board Members**

Introductions are given around the room.

2) **Review and Approve of 2018 Shock Hill POA Annual Meeting Minutes**

A motion has been made to approve the Meeting Minutes from 2018. This motion has been seconded and passed.

3) **Election Results and Design Review**

One vacancy was fulfilled by Patricia Walker. DRB elections have been decided by the three nominees: Tom Begley, Carol Kelly, and Nathalie Smith.

4) **2018 YTD P&L 2019 Budget Review**

Alpine Edge begins by going through some line-items in the 2019 budget like common area maintenance, insurance, irrigation/water, legal, management fees, Shock Hill Preserve, and the decrease of dues in 2019 that is based on 2018's expenditures.

A homeowner has a question about spraying their own lawns when the HOA is against spraying the common areas for infestation. Alpine Edge will send out a newsletter about the spray decision along with contact information for Ceres Landcare.

There are no further questions. A motion is made to approve the 2018 budget. This motion is seconded and passed unanimously.

5) Old HOA Business

a. Fire Wise projects from Summer 2018

Alpine Edge and Patricia Walker speak about the spraying assessment of the preserve, along with tree cutting evaluation by Ceres Landcare.

Alpine Edge speaks about the slash pick-up program to clean up the preserve. Another assessment of the preserve will happen in the Spring of 2019 to determine if more pick-up efforts will be needed in the Summer 2019. The chipping program is explained, but Alpine Edge will send out more information to homeowners about this program via email.

Alpine Edge then speaks about the impact that weed eradication dead tree removal has on the fire-wise effort. Alpine Edge will send out an email that identifies noxious weeds.

b. Design Review update for 2018

Alpine Edge summarizes the design review update for 2018. There are only 13 vacant lots in the POA, with four more lots that need to be sold in Shock Hill Overlook. Design Review packets were handed out to the homeowners in attendance.

There are not further questions.

c. Home Sales update for 2018

Sales update packets were handed out to homeowners in attendance.

d. Skier drop-off at the Gondola

Patricia Walker addressed skier drop-offs at the mid-station gondola. These drop-offs are a violation and all drop-offs that aren't from Shock Hill Homeowners should be reported to Alpine Edge.

The issue seems to primarily stem from commercial vehicles dropping skiers off at the gondola. Conversations ensued about stickers or rearview mirror tags that identify the homeowners. Alpine Edge gives homeowners the number for Breckenridge Police Dispatch if they notice any violations in the neighborhood.

There are more conversations about skier wait times at the mid-station for homeowners. Homeowners of Shock Hill aren't supposed to wait more than 10 minutes for an open gondola. They can then call lift operations to get an open gondola saved.

6) New HOA Business

a. Shoveling sidewalk along Shock Hill Drive to the Gondola

The board will send the town an email to improve sidewalk shoveling and plowing.

b. Snowshoeing

Patricia brings up the snowshoeing areas in and outside of the Preserve, and talks about a special owners pass for snowshoeing outside of the Preserve.

Patricia invites homeowners to a get together lunch at the Nordic Center on March 31st. In another effort to build relationships in the neighborhood, Patricia wants to start a Shock Hill ladies group.

c. Contact list on website

The contact list will be taken off the Shock Hill website in efforts to mitigate privacy issues.

d. Landscape Architect plans for Summer 2019

Alpine Edge summarizes the history of the Landscape Architect plans. There are 48 yes votes and 27 no votes for the Shock Hill Entry project.

A homeowner brings up a potential issue of the city building a bus stop near the entry area. Another homeowner has a concern about the price of the entry project.

A homeowner wants to do more landscaping on the inside of the preserve rather than the outside.

Another homeowner who is a part of the Overlook HOA board lets Shock Hill POA know that all of Overlook will be against this project as their votes are given as a consensus whole.

A member of the DRB lets homeowners know that all questions have already been discussed by the review board, along with addressing the point that this project will need to happen down the road.

A homeowner brings up the following concerns:

- The bylaws require natural landscaping.
- This look does not match the look of Shock Hill.
- The project is not on the Preserve's land.
- Magnesium Chloride spread during this project.
- If the town decides to expand the road, the HOA will have no control in stopping them.
- The HOA will end up spending \$6500 in management fees of the project.
- The entry will not provide value to homeowners if it happens on the outside of the bridge.
- Hood Landscaping minimizes project management fees and oversight.
- The HOA should rather focus on the interior of the HOA, rather than the exterior.

A DRB member debates these concerns by summarizing the history of this traffic area review, and there was no way to improve this public land with a bus stop or road expansion.

A homeowner thinks that this project will impact the people driving by Shock Hill, rather than the homeowners of Shock Hill. This homeowner wants the board to look at the scope of the total landscaping costs of all phases of the landscaping plan.

The board will take all comments into consideration moving forward.

7) Meeting Adjourned

A motion has been made to adjourn the meeting at 2:35PM. This motion has been seconded and passed.