

Shock Hill Overlook POA
2026 Annual Meeting
March 23rd, 2026 2:00 Mountain Time
Minutes (DRAFT)

- 1) Board President Katy Wright called the meeting to order at 2:00.
- 2) Present either in person or by proxy were owners owners from units #6, #10, #32, #44, #48, #52, #60, #64, #72, #75, #76, and #84. This established a quorum. Greg Ruckman, serving as Property Manger, ran the meeting.
- 3) Greg Ruckman reminded the owners the Shock Hill POA Annual Meeting would be at 3:00.
- 4) Karen Brand made a motion pass the 2025 Annual Meeting Minutes and Katy Wright seconded. The Minutes were unanimously approved.
- 5) Greg Ruckman reviewed the voting procedures for electing Board Members. Rocky Hardin was unanimously voted to serve another four term. Greg Ruckman thanked the Board Members for volunteering their time and thanked all the owners for being so involved in our neighborhood.
- 6) Greg Ruckman reviewed the Operating and Reserve Fund Budgets proposed for 2026. The proposed Operating Budget is flat to 2025. Items remain the same as 2025, including snowplowing, shoveling of front sidewalks, shoveling of roofs, trash removal, grounds keeping, lawn care, tree work, gutter cleaning and window washing (scheduled for June 29th-30th and October 26th - 27th in 2026). The Reserve Budget attempts to predict Reserve expenses. Of course any repairs that need to be done will be done, for example, example heat tape replacement in 2025. 2026 Reserve Budget includes staining four units as part of our regular rotation. Also included will be sidewalk inspections/repairs, crack filling in the driveways and WPL, seal coat driveways and WPL, repainting railings as needed, calcium stains below porches(?), rock siding repairs. Greg asked for any questions. Mike Giblin motioned to approve the 2026 Budget and was seconded by Rocky Hardin. The motion passed unanimously.
- 7) Property Manager listed other tasks including general communications with the Board and owners, filing of docs and taxes, maintaining insurance policies, monitoring access onto the gondola at the mid-station, making sure our guests and owners behave themselves. Also, in 2026, the Board approved a "Level II" update to our Reserve Study which will include a physical inspection of the neighborhood and updates to reflect changes in inflation and building costs. (NOTE: a question was asked by an owner but not recorded - the answer was "\$10k", so it might have been about the budget for sealcoating. . .)
- 8) Rocky Hardin made a motion to close the meeting. Katy Wright seconded the motion and the meeting was closed.