

SOPRIS VILLAGE HOA
MONTHLY BOARD MEETING
6:30 PINON ROOM, EAGLE COUNTY BUILDING, EL JEBEL
Board Meeting Minutes Approved March 9, 2017

Executive Board of Directors

Michael Meiners, President
Pete Guglielmo
Ross Hancock
Michael Kendrick

Management Representatives

Ivan Perrin, ILP Services-PM

6:30 Call to Order

6:35 Minutes from February, 2017 meeting. Motion to approve was made, seconded and approved unanimously.

6:40 Items not on the Agenda

- Ivan to contact River Ranch HOA to inform them that there is a tree down that they need to attend too tree down and road work.
- Next month agenda item is web site review. Michael Kendrick will finish his draft this month and share with Ivan.
- Tim Forrest made a proposal to treat the back of the sign. Sanding, prime, and paint back of sign \$1500.00. The board decided to pass on Tim's proposal and Ross will make an attempt to apply paint.

6:50 Property Managers Report

- Financials / Accounts Payable
- See Managers Report by Ivan attached to these minutes
- ACC applicants, Kimmel window replacement. Joe Wilson Door install. Ivan to summarize results of current responses and summarize to ACC and finalize a decision. Also applicants should not have to provide a building permit upon their application to SVHOA ACC. The permit should be submitted to ACC after ACC has approved a project through the proper process.

- A/R was discussed. Ivan to prepare payment plans on Fitzgerald, and Aris of 6 months plus ongoing monthly.
- Ivan to send out notices to vehicles on lawn.
- Castle Rock member and Chris Koch. Michael Kendrick will call Chris to explain the board situation. Ivan to send contact information. Ivan to inform Castle Rock to inform them of all new policy and rates. Castle Rock is granted a one-time abatement by board.
- Next month newsletter to include a summary of the recent increases and changes in policy. Mike Meiners will draft for Ivan to include.
- Made a motion to approve payables, ILP, EPC, Brian Smith CPA, and USPS was made seconded and passed.

7:10 Montijo Review

- After discussion of Mark's proposal of repayment of his balance to the HOA, Michael Kendrick made a motion to approve the resolution judicial foreclosure document for the HOA attorney to proceed. Motion passed and was unanimous. Ivan to inform Mr. Montijo to contact attorney for all future resolutions of this issue.

7:20 Peters Review

- The attorney has filed to force a judgement against the property for outstanding debt.

7:30 Capital Reserve Study

- Colorado Rural Water Association Membership has membership for \$275 which could allow the HOA to take the Capital Reserve Study to the Plan Stages. Ivan to take the lead on application and check. There will be additional hours that Ivan will bill HOA. These charges can and should be considered part of Capital Expenditures Research. Michael Meiners made a motion and seconded. Ivan to research grants to provide construction documents.

8:00 Declaration of Protective Covenant review

- Draft Ballot Language prepared by Molly for Board Review. The language looks good. Michael Meiners to verify Amendment of G is handled in the proper manner. Michael made a motion to approve verbiage provided for "O". The motion was seconded and passed unanimously.
- Next meeting changes to the 4/20, Ivan to change room reservation. Ivan also to check on building permit in early in April
- 8:30 Adjourn