

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

Executive Board of Directors

Michael Meiners, President
Pete Guglielmo
Ross Hancock

Management Representatives

Ivan Perrin, ILP Services-PM

6:30 Call to Order

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

6:40 Items not on the Agenda

- David Myler, made a presentation regarding the fuel station going in at the City Market parcel. David represents a group of other fuel station owners who are concerned with the environmental and health impacts of the proposal. David is hoping for SVHOA to join in the investigation and concerns of the development. Michael Meiners stated that the HOA will inform via Newsletters that there will be meetings regarding this development and HOA to inform as best we can the membership regarding the upcoming process.
- There is a meeting on February 21st, regarding the Tree Farm development proposals.

6:50 Property Managers Report

- Financials / Accounts Payable
- See Managers Report by Ivan attached to these minutes
- Landscaping proposals from Twisted Tree were discussed. Ivan to watch spot spraying needs for the Well 2 HOA area and request as necessary to twisted tree. Motion to approve the bid was made and seconded. Motion passed unanimously for Landscape Maintenance with Twisted Tree. 2017 Total \$7909.55.
- The painting of the backside of sign will be discussed with Tim Forrest via President Meiners.

- The install of landscaping under the sign and next to monitor well was discussed but no action will be taken.
- Pete will look at Basketball back boards for repair.
- After presentation by Ivan to the board regarding end of year journal entries, Michael Meiners motioned to approve JE of 60k from Retained Earnings to capital reserve. There was a second and motion passed unanimously.
- Motion to approve Payables was made and passed unanimously
- Water sediment @ Arapahoe, Alan Leslie reported on the status of sediment and hardness.
- 2016 Financial Review, Ivan to send end of year to CPA
- Sopris Village notice letter templates were viewed.
- Michael M Discussed Legal Deferral program with HOA Attorney's firm. Michael will executed the agreement for collections with HOA firm.

7:10 Montijo Review

- After discussion of Mark's proposal of repayment of his balance to the HOA, Michael Meiners made a motion to defer the judgment of Mark's payment plan until March board meeting. The motion was seconded and passed unanimously.

7:20 Peters Review

- The attorneys currently have filed a lien on the property. One option is to file a Judgment against Peters just as the HOA has done with Montijo. The county has stated the TCO has been applied for and there is a punch list the owner needs to achieve. The parking in the yard should be no longer considered as construction period approved. Once the TCO is granted the HOA clock for landscaping requirements start. Ivan to send courtesy letter to Peters residence that parking is restricted to the Designated Driveway. Michael made a motion to file a suit in county court for repayment of unpaid monthly and annual dues assessments, including fees and interest specific to those past due amounts. The motion was seconded and passed unanimously.

7:30 Discussion Capital Reserve Study / Plan

- Colorado Rural Water Association Membership has membership for \$275 which could allow the HOA to take the Capital Reserve Study to the Plan Stages. Michael made a motion to join, the motion was seconded and passed unanimously.

8:00 Declaration of Protective Covenant review

Draft Ballot Language prepared by Molly for Board Review. the conversation was to defer until next month for proper consideration.8:30

Adjourn