

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

March 9, 2022

6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82758710845?pwd=ZnJsMzhOcmFqc1hnWTZZbmEzeHhSZz09>

Meeting ID: 827 5871 0845

Passcode: 772201

Board Members:

Mike Meiners | Michael Kendrick | Peter Guglielmo | Pete Rice | Rich Downing

Directors Present:	Mike Meiners Michael Kendrick Peter Guglielmo Rich Downing Pete Rice	President Vice President Board Director Board Director Board Director
Directors Absent:	None	
Property Manager Present:	Megan Rodman	ARA, Property Manager
Owners Present:	Jose Magana	270 Arapahoe

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:30 p.m.

2. FEBRUARY 2, 2022 MEETING MINUTES

The Board was not provided with the February 2, 2022 Meeting Minutes for this meeting.

3. APPEAL OF HEARING

- 96 Hopi
 - Tom Satkunas attended was in attendance.

- Director Mike Meiners moved, and Director Pete Guglielmo seconded the following regarding Property to be Maintained:
 - To give you until May 1, 2022, to remove all trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, or other building materials, from your Lot;
 - pausing the current monthly fine of \$100.00 from being incurred; and,
 - if your Lot is cleaned-up by May 1, 2022, all fines will be waived.
 - If you fail to clean-up your Lot by May 1, 2022, then current and retroactive fines will be incurred and owed to Sopris Village HOA.
 - Failure to cure the violation by May 1, 2022, will also result in the Board discussing you the Owner, becoming a habitual offender of the Rules and Regulations of Sopris Village HOA.

Motion Passed. (Director Rich Downing voted against).

- Director Michael Kendrick moved, and Director Pete Guglielmo seconded the following regarding the Non-Operative Vehicles:
 - To give you until April 1, 2022, to get rid of the two non-operative vehicles on your Lot;
 - pausing the current monthly fine of \$100.00 from being incurred; and,
 - if both non-operative vehicles are removed by April 1, 2022, all fines will be waived.
 - If the two non-operative vehicles are not removed by April 1, 2022, then current and retroactive fines will be incurred and owed to Sopris Village HOA.
 - Failure to cure the violation by April 1, 2022, will also result in the Board discussing you the Owner, becoming a habitual offender of the Rules and Regulations of Sopris Village HOA.

Motion Passed.

4. ITEMS NOT ON THE AGENDA

The following items were discussed, each item had a five (5) minute maximum:

- No homeowner comments were made.
- Director Mike Meiners commented that the Audit for 2021 has been complete.
- The Board was presented with an updated Management Contract from Aspen Resort Accommodations, the Board will review and discuss signing at next months meeting.

5. PROPERTY MANAGERS REPORT

Financials

The Board reviewed the SV HOA Financial Reports as of February 28, 2022 as presented by Aspen Resort Accommodations (ARA).

Director Mike Meiners moved and Director Michael Kendrick seconded to approve the SV HOA Financial Reports as of February 28, 2022. Motion Passed.

6. RESTATED DOCUMENT POST SECOND TOWN HALL METING

The Board discussed next steps following the second Town Hall Meeting to discuss and review with homeowners and legal counsel the amended restated Declaration of Protective Covenants.

Director Mike Meiners moved, and Director Michael Kendrick seconded to make the following revisions to the most current version of the amended restated Declaration of Protective Covenants:

- to delete the Section 10.4 on short term rentals, at least for now and to change some of the language in Section 13.3.3 on outdoor wood burning. Basically, outdoor wood burning would still be allowed but only in some kind of manufactured product, NO RINGED ROCK CIRCLES. The Board also wants to add specific language that all unattended fires must be completely extinguished, no smoldering fire.

Motion Passed. (Director Rich Downing voted no).

Once these changes are made, the Board would like legal counsel to send the second draft to the Board for final review, and then the final changes will be sent to the homeowners via email and posted on the website.

7. WATER INFRASTRUCTURE REPLACEMENT PLAN REVIEW

The Board discussed drainage issues that currently are a problem in Sopris Village. When looking at re-doing the water infrastructure in Sopris Village, Director Pete Rice recommended going underground for drainage, versus above ground.

The County prefers underground drainage and would possibly contribute more funding to do underground drainage than if drainage was done above ground. If the drainage was done above ground, that would possibly become the responsibility of the City, when and if they agree to re-doing the roads as a part of the water infrastructure project, and the City has less funds to spend on re-doing drainage, than the County has, to do underground drainage.

Director Pete Rice will continue discussion on drainage with the County/City officials and will let the rest of the Board know of upcoming important meeting dates.

8. ADJOURNMENT

Director Mike Meiners moved, and Director Michael Kendrick seconded to adjourn the Board Meeting at 8:00 p.m. Motion Passed.