

# MINUTES

## SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

October 14, 2021

4:30 p.m.

### Join Zoom Meeting

<https://us02web.zoom.us/j/89656411562?pwd=Y3VEOGxQTXNzaVRJd1RqSU9IdkRYUT09>

Meeting ID: 896 5641 1562

Passcode: 525550

### Board Members:

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

<b>Directors Present:</b>	Mike Meiners Michael Kendrick Peter Guglielmo Pete Rice	President Vice President Board Director Board Director (joined at 6:34pm)
<b>Directors Absent:</b>	Rich Downing	Board Director
<b>Property Manager Present:</b>	Megan Rodman	ARA, Property Manager
<b>Legal Counsel</b>	Molly Foley-Healy	Attorney at Law Winzenburg Leff Purvis & Payne LLP
<b>Owners Present:</b>	None	

### 1. CALL TO ORDER

Director Mike Meiners called the Board meeting to order at 4:31 p.m.

### 2. RESTATED GOVERNING DOCUMENTS REVIEW WITH LEGAL COUNSEL

The Board of Directors reviewed with Molly Foley-Healy, Legal Counsel, the first draft of the proposed restated Governing Documents. The following sections with suggested changes were reviewed and edited:

- Article II, Section 2.18 Energy Efficiency Measure – the Board suggested language changes to this section, however legal counsel advised to leave it as is, as the definition and related requirements are statutory in Colorado.
- Article X, Section 10.3.3 Nuisances – further wording was added in regards to fire burning regulations for Sopris Village specifically
- Article X, Section 10.3.9 Parking of Vehicles on Lots – the Board wanted more specific language to allow daily commuter work trucks/vehicles with advertising signage of services offered, to be allowed to be parked on Lots, but not allow commercial vehicles that are not daily commuter vehicles to be parked on Lots

Following discussion of these items, the Board discussed with Molly next steps in presenting these documents to the Homeowners. Next steps are as thus:

- Following the Board meeting on October 12, 2021, Molly will take Board comments and requested changes and send the Board back a final draft of the revised restated Governing Documents for one final review the week of October 19.
- The Board will review the final draft and send Molly any final comments/changes the week of October 25.
- The week of November 1, Molly will send the Board a clean copy of the draft restated Governing Documents and a letter to the homeowners, explaining the major changes made to the Governing Documents, for Management to send to homeowners via email.
- The Board will conduct a regular Board meeting on November 11, 2021 and welcome any and all homeowner comments on the emailed draft restated Governing Documents.
- The week of December 6, a Townhall will be scheduled via Zoom, for homeowners to meet with the Board and Legal Counsel to discuss the proposed changes to the revised Governing Documents.
- Following the Townhall, any changes suggested by homeowners to be made to the draft revised Governing Documents will be made by Legal Counsel, and Legal Counsel will provide a final draft of the restated Governing Documents to the Board.
- Management will put together packets for all homeowners to receive via mail, which will include a copy of the complete final draft of the restated Governing Documents and voting materials, for homeowners to vote to approve or deny the restated Governing Documents.
  - Homeowners will be given 30-45 days to submit their vote of approval or rejection of the revised restated Governing Documents.

### **3. AUGUST 12, 2021 MEETING MINUTES**

The Board reviewed the August 12, 2021 draft meeting minutes. There was no Board meeting in September 2021.

Director Mike Meiners moved to approve the August 12, 2021 draft meeting minutes, seconded by Director Pete Guglielmo. Motion Passed.

#### **4. ITEMS NOT ON THE AGENDA**

The Board opened up discussion for items not on the Agenda. A five-minute maximum was given per item. The below topics were discussed:

- The Board discussed dates for hosting the Annual Meeting of the Members for Sopris Village. The Board agreed the first choice of date to hold the meeting would be December 15<sup>th</sup>, followed by December 14<sup>th</sup>, and third choice to be on December 16<sup>th</sup>. The date of the Annual Meeting will be determined by when the Sopris Room is available at the Eagle County Community Center. The time of the meeting will be at 6:00pm, regardless of the date.
- On October 13, 2021, Mike Meiners, Michael Kendrick and Pete Guglielmo met with SGM, the contracted multidisciplinary engineering, surveying, and consulting firm, to discuss final water infrastructure design engineering studies and construction documents to redo the current water infrastructure in Sopris Village. This meeting was held to tighten up and have SGM present a final package, to use to go out for bid to see how much the project will cost. A street condition analysis will also be included in the package, to submit to Eagle County, to see if the county will be willing to repave the streets after new water infrastructure is installed. At this time, no contracts were awarded, no decisions on approving to redo the water infrastructure were made, and no checks were written. This meeting was solely to get ready for SGM to go out for bids.
  - As such, the Board agreed they were ready for SGM to finish a final construction design/plans package to send out for bid, Director Mike Meiners moved and Director Michael Kendrick seconded. Motion Passed.
- Daniel Moschet, 218 Navajo – requested that all future invoices and statements of account be mailed to him. The Board asked Management to do this going forward.
- Mitch Miller, 079 Arapahoe – asked the Board if late fees for not paying HOA Dues on time could be waived. The Board denied this request. Director Michael Kendrick moved to deny waiving late fees for Mitch Miller, Director Pete Guglielmo seconded. Motion Passed.

#### **5. PROPERTY MANAGERS REPORT**

##### Financials

The Board reviewed the SV HOA Financial Reports as of September 30, 2021, as presented by Aspen Resort Accommodations (ARA).

- A/R Aging Summary – there are 13 accounts that have a balance 90 days past due, Management will be sending these homeowners Notice of Delinquency letters
- Balance Sheet – no comments
- Budget v Actual – no comments

- 2022 Preliminary Budget discussion:
  - The following line items from the 2021 Budget will be removed or changed for drafting the 2022 Preliminary Budget:
    - Dog poop bags – this item can be moved under Park Misc
    - Retyping documents – delete this item
    - Park fence – delete this item
    - Park branch cut and clean – delete this item
    - Water investigation – delete this item
    - Expense Misc – Board wants a report for items that have been placed under this line item
    - Insurance – Board wants an explanation for increase in insurance cost
    - Park Misc/Other – combine these two line items into one titled Park Misc
    - Under the line item of EPC – place line items as subcategories, Lab tests + chemicals
  - The Board requested that the water project costs, be funded under Capital Reserves.

Following the discussion of the preliminary 2022 Budget for Sopris Village, Director Mike Meiners moved to approve the SV HOA Financial Reports as of September 30, 2021 as presented by ARA, Director Michael Kendrick seconded. Motion Passed.

#### Annual Meeting Schedule

This was discussed earlier in the meeting.

#### Park Maintenance

Emergent Landscape, the company currently contracted to do Park Maintenance for Sopris Village, have increased their costs by 25% in a suggested renewal contract. The Board agreed by consensus that Emergent Landscape has been doing an excellent job of maintaining the park and will consider renewing the contract with them for another year.

#### Homeowner Violations

- 96 Hopi
  - The Board agreed that the Owner of 96 Hopi, has not come into compliance per the Owners Hearing on August 12, 2021. As such, the Board voted to fine the Owner of 96 Hopi, \$100.00 per month (starting in the month of August 2021), each month that the owner continues to be in violation of Sopris Village Homeowners Association Rules and Regulations – Parking, Driveways and Storage. Management will send the Owner notice of this decision via certified mail.
- 99 Kiowa
  - The Board agreed to defer the continued violation of 99 Kiowa to Legal Counsel to handle sending Notice of Delinquency, and further action. Owner has not paid fines, accumulated in the amount of \$600.00 as of

September 30, 2021, and has ignored all opportunities to correct the ACC standards violation.

**6. ADJOURNMENT**

Director Mike Meiners moved, and Director Michael Kendrick seconded to adjourn the Board Meeting at 7:19 p.m.