

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

January 5, 2022

6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/83284917938?pwd=ejBBSUh0ZG52VTlvVWFyOEQ5VGQwdz09>

Meeting ID: 832 8491 7938

Passcode: 839663

Board Members:

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

Directors Present:	Mike Meiners Michael Kendrick Peter Guglielmo Rich Downing	President Vice President Board Director Board Director
Directors Absent:	Pete Rice	Board Director
Property Manager Present:	Megan Rodman	ARA, Property Manager
Owners Present:	Melissa Camins Sergio Yanez	218 Hopi 144 Navajo

1. CALL TO ORDER

Director Mike Meiners called the Hearing portion of the meeting to order at 6:35 p.m.

2. HEARINGS

- 218 Hopi – 2021 Notice of Delinquency
 - Melissa Camins was present at her hearing.
 - Director Michael Kendrick moved to remove the interest charge of \$52.80, and allow Missy Camins, owner of 218 Hopi, to enter into a payment plan of 12 months, starting 2/1/2021, to pay off the delinquent

amount, and to remind her to abide by the rules of the Collection Policy, Director Mike Meiners seconded. Motion Passed.

- 99 Arapahoe – 2021 Notice of Delinquency
 - Nathan Sullivan did not attend his Hearing.
 - Director Michael Kendrick moved, and Director Peter Guglielmo seconded to extend Nathan Sullivan’s Hearing, owner of 99 Arapahoe, to the next Board Meeting on February 2, 2022. Motion Passed.
- 144 Navajo – 2021 Notice of Delinquency
 - Sergio Yanez was present at his Hearing.
 - Director Mike Meiners moved to all waive late fees, and only charge Sergio Yanez, owner of Lot 144 Navajo, \$100.00 for the initial fine amount, and 8% interest due over the last 3 years. Total owed being \$124.00 by February 28, 2022, motion seconded by Pete Guglielmo. Motion Passed.

Director Mike Meiners moved and Director Michael Kendrick seconded to adjourn the Hearings portion of the meeting and open the regular Board meeting at 6:45 p.m.

3. CALL TO ORDER

Director Mike Meiners called the Board meeting to order at 6:45 p.m.

4. NOVEMBER 10, 2021 MEETING MINUTES

The Board reviewed the November 10, 2021 draft meeting minutes.

Director Mike Meiners moved to approve the November 10, 2021 draft meeting minutes, seconded by Director Michael Kendrick. Motion Passed.

As there was not a quorum at the Annual Meeting on December 15, 2021, there were no official meeting minutes, just notes. As such, Director Mike Meiners moved and Director Rich Downing seconded to approve the notes taken for the Annual Meeting on December 15, 2021. Motion Passed.

5. ITEMS NOT ON THE AGENDA

Director Mike Meiners for the record stated that Caty Fleming expressed interest in being on the Board during the Annual Meeting. Following the Annual Meeting, she withdrew from the election.

6. ELECTION OF BOARD OFFICERS

As there were three open positions on the Board, the three current Board Directors expressed their interest in remaining on the Board for another 2-year term. The three current Board Directors were uncontested, and as such were re-elected for a 2-year term.

Those Directors are:

- Mike Meiners
- Michael Kendrick
- Peter Guglielmo

Election of Board Officers:

- Director Michael Kendrick moved to elect Mike Meiners as Board President for 2022, Director Rich Downing seconded. Motion Passed.
- Director Mike Meiners moved to elect Michael Kendrick as Board Vice President; director Pete Guglielmo seconded for 2022. Motion Passed.
- The Board agreed by consensus that Megan Rodman, property manager for Sopris Village HOA, would act as the recording secretary.

7. PROPERTY MANAGERS REPORT

Financials

The Board reviewed the SV HOA Financial Reports as of November 30, 2021 and as of December 31, 2021, as presented by Aspen Resort Accommodations (ARA).

There were no comments or questions from the Board.

Director Mike Meiners moved, and Director Michael Kendrick seconded to approve the SV HOA Financial Reports as of November 30, 2021 and December 31, 2021 as presented. Motion Passed.

Water Update

- Director Mike Meiners provided an update on the backflow preventer per Dave Johnson's question, raised at the Annual Meeting.
- Dave Johnson's question was - is there a requirement of having an annual inspection?
 - Director Mike Meiners stated that currently backflow preventers are required for annual inspection, but are not enforced.

Restated Documents Review

- At this time, no questions or comments have been received from Owners.
- Management will be sending out an reminder email about the upcoming Town Hall meeting on January 12, 2022. The Board will discuss next steps that would occur after the Townhall meeting.

8. HEARINGS (cont.)

The Board waited until the end of the meeting to see if owner Nathan Sullivan would join the meeting. As he did not show for his scheduled Hearing, or at any point during the Board Meeting, – Director Michael Kendrick moved and Director Rich Downing seconded, that his delinquent account will go to collections if he does not attend a second hearing opportunity on February 2, 2022. Motion Passed.

9. ADJOURNMENT

Director Mike Meiners moved, and Director Rich Dowing seconded to adjourn the Board Meeting at 7:48 p.m.