

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

February 2, 2022

6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82676607782?pwd=SFFKNXRwOUFFY25ubURPV3hVWVFCUT09>

Meeting ID: 826 7660 7782

Passcode: 481836

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:	Nathan Sullivan Dan Moschet Jennifer Magana Paige Hutchinson	99 Arapahoe 218 Navajo 220 Arapahoe 048 Navajo

1. CALL TO ORDER

Director Mike Meiners called the Hearing portion of the meeting to order at 6:30 p.m.

2. HEARINGS

- 99 Arapahoe – 2021 Notice of Delinquency
 - Nathan Sullivan attended his Hearing.
 - Director Mike Meiners moved and Director Michael Kendrick seconded to reduce late fees by half, still charge the 8% interest and request that

Nathan Sullivan make the payment owed by February 7, 2022. 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 6:52 p.m. Motion Passed.

3. CALL TO ORDER

Director Mike Meiners called the Board meeting to order at 6:52 p.m.

4. JANUARY 5, 2022 MEETING MINUTES

The Board reviewed the January 5, 2022 draft meeting minutes.

Director Mike Meiners requested the following amendments:

- Page 6 Item 6 “open” not “option”
- Page 3 Item 7 Water update “inspection is required ,but not enforced.”

Director Mike Meiners moved to approve the amended January 5, 2022 draft meeting minutes, seconded by Director Rich Downing. Motion Passed.

5. ITEMS NOT ON THE AGENDA

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

- Homeowner Comments:
 - Dan Moschet – asked that the Board or Management company reach out to Eagle County to ask them to remove all of the ice build-up on the roads in Sopris Village, and to spread sand on the roads.
 - The Board asked for Management to contact Eagle County.

6. PROPERTY MANAGERS REPORT

Financials

The Board reviewed the SV HOA Financial Reports as of January 31, 2022 as presented by Aspen Resort Accommodations (ARA).

- Items to discuss:
 - Management reported that the CD account with Edward Jones, was rolled over, amount totaling \$233,000 for another 6 months.
 - Drinking Water Fee Annual – last year was \$101.00 raised by \$199.00 to \$300.00 total for this year 2022 – not budgeted for increase.
 - Water Improvements Project – see YTD
 - Water Tank R&M - \$75.00
- Diane Spicer is continuing to work with Yadira Mille from McMahan And Associates, LLC., to complete the Sopris Village 2021 Audit.

Director Mike Meiners moved and Director Michael Kendrick seconded to approve the SV HOA Financial Reports as of January 31, 2022. Motion Passed.

Restated Documents Review

- The Board of Directors discussed how they wished to proceed as far as next steps following the Town Hall conversation on January 12, 2022 on the Amended and Restated Governing Documents.
- The Board received two emails with comments following the Town Hall from John Eaton and Megan Rainnie.
- The “hot topic” following the meeting was discussion on short-term rentals, and the minimum 90-day lease term specified in Section 10.4 of the Amended and Restated Governing Documents.

Section 10.4 states: “A Lot may not be leased or rented separate from the Residence on the Lot and subleases are prohibited. No Lot or Residence may be leased for a term of less than ninety (90) consecutive days. All leases shall be in writing and include a provision that the lease is subject to the terms of the Association Documents, and that the failure of the tenant to comply with the terms of the Declaration or Bylaws or the Rules shall constitute a default enforceable by either the Association or Owner, or by both of them. Any Owner who leases their Lot shall, within three (3) days after the execution of such lease, provide the Association with the name and contact information (including telephone number and e-mail address, if any) of the tenant, as well as updated contact information (including telephone number, e-mail address if any, and address) of the Owner. The tenant will recognize and attorn to the Association as landlord, solely for the purpose of having the power to enforce a violation of the provisions of the Association Documents against the tenant, provided the Association gives the landlord notice of its intent to so enforce and a reasonable opportunity to cure the violation directly prior to the commencement of an enforcement action. As used herein, the term lease shall mean any agreement or arrangement for occupancy of the Lot by persons other than the Owner and the members of his or her immediate family, and tenant shall mean any person occupying the Lot other than the Owner and the members of his or her immediate family. This Section 10.4 shall not be construed in such a manner as to prohibit Owners from having roommates while the Lot and Residence is occupied by the Owner.”

- The Board decided to publish a survey via Survey Monkey, to be sent to all Owners, to try and get more input on if the STR limit should be 90 days, 60 days or 30 days.
- The Board also decided to host a second Town Hall meeting with Legal Counsel in attendance, in the first week of March. Management will schedule the meeting and send out notice to all owners.

Water Infrastructure Replacement Plan Road Report Review

- Director Mike Meiners stated that with the proposed Road Report, currently Eagle County has no reserves to replace or repair the roads in Sopris Village.

- SGM has recommended that Sopris Village take the Road Report to Eagle County and ask what they would be willing to do to repair and repave the roads when the water infrastructure replacement plan goes underway.
- Director Pete Rice will bring up the topic with the county, and make sure it becomes more of a priority item for them to plan on budgeting for in the next 5 years.
- Director Mike Meiners has been in touch with the President of Alpine Bank in Carbondale to discuss financing options for this project. This will purely be an informational meeting for future planning on options to finance this project.

7. **ADJOURNMENT**

Director Mike Meiners moved, and Director Rich Downing seconded to adjourn the Board Meeting at 7:49 p.m. Motion Passed.