

## **Sopris Village ~ August 9, 2018 ~ Covenant Violation Enforcement Hearings**

1. 19 Zuni ~ trash ~ tenant appeared to protest, saying he did not receive notice from his landlord about the trash rules and that he put the trash out early due to leaving for vacation. 19 Zuni has had 2 violations. The first violation occurred on 5-9-18 and resulted in a courtesy letter to the owner via email and USPS. The second violation occurred on 7-19-2018. A violation letter with opportunity for hearing was sent to the owner via email and USPS.
2. 95 Navajo ~ Richard Downing appeared. The first violation occurred on 5-9-18 and resulted in a courtesy letter. The second violation was on 6-27-18 which resulted in a violation letter and opportunity for hearing on 8-9-18. The third violation was on 7-12-18. Mr. Downing stated that he did not receive the first two violations in a timely manner, thus he was protesting the fines.

Pete made a motion to waive the fines for both 19 Zuni and 95 Navajo for the reason that neither received the violation letters in a timely manner. Paige second. Motion passed. Mike M. voted against the motion.

3. 96 Navajo ~ Arreola ~ Owner did not show for hearing. Diane Spicer read an email that Ms. Arreola sent in regards to the violation. The first violation was on 7-12-18 which resulted in a courtesy letter. The second violation was on 7-19-18 which resulted in violation letter and opportunity for hearing on 8-9-18.
4. 83 Kiowa ~ Koch ~ Owner did not show for hearing. Diane Spicer read a letter that Mr. Koch sent in regards to violations. The first violation was 5-23-18, resulting in a courtesy letter. The second violation 6-13-18, resulting in a violation letter and opportunity for hearing 8-9-18. The third violation 6-27-18.

Mike M. made a motion to not waive the fines for 96 Navajo & 83 Kiowa. Pete second. Discussion. Motion passed unanimously. ARA will enforce fines and send notices and invoices.

5. 200 Arapahoe ~ Doug Crawford appeared. Mr. Crawford received a courtesy letter in regards to trash. Mr. Crawford also received a courtesy letter in regards to a trailer with a canoe that has been parked on the side of his house for a lengthy period of time, in violation of the rules.

Mike M. made a motion to postpone the fine for 30 days which will afford Mr. Crawford time to submit an application for a fence extension or move the trailer permanently. Pete second. Discussion. All approved.

6. 96 Hopi ~ Tom Satkunas ~ Mr. Satkunas did not appear. Mr. Satkunas has multiple vehicles in his driveway that are inoperative and/or unregistered. He was sent a courtesy letter as well as a violation/opportunity for hearing letter.

Mike M. motioned to approve the fine/s per the enforcement policy. Paige second. Discussion. Motion passed unanimously. ARA will send notice and invoices.

7. 260 Arapahoe ~ Mark Montijo ~ Mr. Montijo did not appear. Mr. Montijo was sent a courtesy letter and also a violation/notice of hearing letter in regards to the construction materials in the front of his house that have been there for a lengthy period of time, in violation of the rules and regulations.

Mike M. made a motion to enforce the fines per the enforcement policy. Pete second. Motion passed unanimously. ARA will move forward per the enforcement policy.