

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

August 12, 2021

6:30 p.m.

Eagle County Community Center

20 Eagle County Rd

El Jebel, CO 81623

Board Members:

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

Directors Present:	Mike Meiners Peter Guglielmo Pete Rice Rich Downing	President Board Director Board Director Board Director
Directors Absent:	Michael Kendrick	Vice President
Property Manager Present:	Megan Rodman	ARA, Property Manager
Owners Present:	Tom Satkunas	096 Hopi

1. CALL TO ORDER

Director Mike Meiners called the Hearings portion of the meeting to order at 6:33 p.m.

2. HEARINGS

- 18 Kiowa – Weeds on Driveway
 - Owner has made efforts to kill and remove the weeds and vegetation in gravel driveway.
 - Director Mike Meiners moved to declare that the violation of weeds and vegetation on the gravel driveway at 18 Kiowa has been remedied, and that all fines be waived, seconded by Director Rich Downing. Motion Passed.
- 96 Hopi – Non-Operative Vehicles in Driveway

- Mr. Satkunas was present at the Hearing. He asked for an extension of 30 days to get rid of all of the non-operative vehicles parked on his driveway. He has been trying to get rid of them, and just needs more time to do so.
- Director Mike Meiners moved to waive the fines and give Mr. Satkunas an extension of 30 days from today, August 12, 2021, to remove all of the non-operative vehicles from the Lot, by September 11, 2021, Director Rich Downing seconded. Motion Passed.
- 199 Arapahoe – Pile of Dirt/Construction materials on side of house
 - Director Mike Meiners moved to declare that the violation unmaintained property at 199 Arapahoe has been remedied, and that all fines be waived, seconded by Director Rich Downing. Motion Passed.

The Hearings portion of the meeting closed at 6:45 p.m.

The Board meeting was called to order by Director Mike Meiners at 6:45 p.m.

3. JULY 20, 2021 MEETING MINUTES

The Board reviewed the July 20, 2021 draft meeting minutes.

Director Mike Meiners moved to approve the July 20, 2021 draft meeting minutes with amendments, seconded by Director Rich Downing. 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:

- In 2016 the Board decided the annual raise the monthly Sopris Village HOA dues by 6.9% each year. As such, the 2021 monthly dues of \$193.00 will be raised to \$206.00 per month beginning January 1, 2022.
 - Director Mike Meiners moved to approve the increase in monthly HOA dues by 6.9%, from \$193.00/month to \$206.00/month, beginning January 1, 2022, Director Rich Downing seconded. Motion Passed.
- The Board discussed when homes are listed for sale in Sopris Village, if they need to enforce the “single-family homes,” in other words, one family per home rule. No action was made at this time.
- Regarding 99 Kiowa’s continued violation of the constructed fence being past the front of the house, and part of the removed fence being stored in the front yard, Director Meiners wanted to clarify that he specifically did not give approval to the owner to keep the removed fence stored on the front lawn, nor did he approve the constructed fence to extend past the front of the house.
- The Board discussed the costs associated with fixing the water tank controls that were damaged during a lightening storm in July.
 - Director Mike Meiners moved to approve repairing the damaged water tank controls with a budget not to exceed \$7,000.00 paid out of the Capital Reserve fund, Director Rich Downing seconded. Motion Passed.
- The Board held a discussion on the idea of creating a special district for Sopris Village to handle road repairs and improvements. No action was taken at this time.

5. PROPERTY MANAGERS REPORT

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

- A/R Aging Summary – four accounts are getting close to being 180 days past due
- Check Detail Report – The Holy Cross bill seemed high for the month, total \$590.24. This was as result of the damages to the water tank controls, resulting in the water overflowing.
- July 2021 Budget v. Actual –
 - A \$100.00 Violation Fine has been levied against 99 Kiowa; this fine has not been collected.
 - Total Income: \$25,004.66
 - Total Expenses: \$24,634.04
 - Net Income: \$370.62

Director Pete Rice moved to approve the SV HOA July 2021 Financial Reports as presented by ARA, Director Peter Guglielmo seconded. Motion Passed.

6. REVIEW AND APPROVE RESTATED DOCUMENT REVIEW

The Board reviewed and discussed the Amended Restated Declaration of Protective Covenants for Sopris Village.

The Board suggested the following changes below:

- Article II: Definitions.
 - Section 2.1.8 – change “only” to “but not limited to”
- Article IV: The Common Elements.
 - Section 4.3.2. – Answer to legal counsel question – No. Change to 51%, should be a vote of the membership.
- Article X: Restrictions on Use, Alienation and Occupancy.
 - Section 10.2.1 – replace “common” with “single.” Leave language provided by legal counsel.
 - Section 10.2.1 (b) – at the end of the sentence add “and does not allow any employee parking except in the designated driveway.”
 - Section 10.3.3 – delete from “or within...”
 - Section 10.3.6 – Add Board Comment “ok”
- Article XI: Insurance.
 - Section 11.3 – change “Denver metropolitan area” to “Roaring Fork Valley”
- Article XIII: Duration, Amendments and Merger
 - Section 13.2.1 – change back to “51%”

The Board agreed by consensus to have Management send the Amended and Restated Declaration of Protective Covenants for Sopris Village with Board comments to Molly A.

Foley-Healy, legal counsel, for her second review. Once Molly has reviewed, the Board will schedule a meeting to review suggested Board comments.

7. **ADJOURNMENT**

There was Board consensus to adjourn the meeting at 8:50 p.m.