

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

July 8, 2022
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 Rich Downing	President Board Director Board Director
Directors Absent:	Michael Kendrick Pete Rice	Vice President Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Heather Smith	80 Arapahoe

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:40 p.m.

2. JULY 6, 2022 MEETING MINUTES

The Board was provided with the draft June 1, 2022 Board Meeting Minutes.

Director Mike Meiners moved, and Director Rich Downing seconded, to approve the June 1, 2022 Board Meeting minutes. Motion Passed.

3. ITEMS NOT ON THE AGENDA

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

Homeowner Comments

- None

Board Comments

- None

4. RATIFY EMAIL VOTE TO HIRE MEGAN RODMAN PROPERTY MANAGER

Director Mike Meiners moved and Director Rich Downing seconded to ratify email vote to hire Embers Property Management, owned by Megan Rodman as the new Property Management company of Sopris Village HOA. Motion Passed.

5. PROPERTY MANAGERS REPORT

Financials

During the transition of property management, Financial Reports for SV HOA were not yet available at this meeting and will be reviewed at the Board meeting in August.

Sign Up for Email Account for Sopris Village

Director Rich Downing moved and Director Pete Guglielmo seconded to approve paying for Sopris Village HOA to have its own email account with outlook – info@soprisvillage.com. Motion Passed.

Quickbooks

The Board discussed upgrading options from QuickBooks Desktop 2018 to either QuickBooks Desktop 2022 or QuickBooks Online. Director Mike Meiners moved and Director Rich Downing seconded to upgrade to QuickBooks Online Essentials. Motion Passed.

Online payments

The Board discussed the option with moving to QuickBooks Online, to allowing homeowners to pay their monthly Assessments and other invoiced amounts via Credit/Debit Card and/or ACH payment. Management let the Board know of the fees associated with allowing Credit/Debit Card payments and ACH payments. The Board agreed to allow for the option to pay with these two new methods, and that the HOA would take care of the costs associated for the rest of the year, and include these new costs into the annual percentage increase in dues come January 1, 2023. Director Mike Meiners moved, and Director Rich Downing seconded to approve allowing Credit/Debit Card and/or ACH payments. Motion Passed.

Generator

Management has been actively seeking a contractor to fix and maintain the Generator for Sopris Village.

Email blast

Provide copy of insurance

Update contact information
Update website
Update Owners list
Update AR Summary

New Colorado HOA Governing Policies on Collection and Enforcement

Molly Foley-Healy, legal counsel for SV HOA, notified management that a new Colorado bill was passed concerning HOA governing policies on collection and enforcement. Molly's office will be creating a standard template for HOA policies on Collection and Enforcement and is aware that SV HOA would be interested in paying for these templates to instill for Sopris Village.

6. RESTATED DOCUMENT 03.02.2022 REVIEW – BALLOT PROGRESS

Management reported that a total of 23 ballots have been received. Director Mike Meiners will put out posters to try and get more votes. Weekly reminder email blasts to vote will go out as well. Owners are welcomed to submit questions to info@soprisvillage.com if they still have clarifying questions.

7. WATER INFRASTRUCTURE REPLACEMENT PLAN REVIEW

Drainage

Directors Mike Meiners and Director Pete Rice have been working to coordinate with the county engineers to schedule a time to meet and discuss drainage as a part of the water infrastructure replacement plan. No further update at this time.

8. PARK

Irrigation Repair

Extensive irrigation repairs were done this year, going over budget. The cost was \$3,200.00, versus the budgeted \$1,500.00. Additional repairs to sprinkler heads will also need to be done in July.

9. HWY 82 / VALLEY ROAD INTERSECTION REALIGNMENT

The intersection is planned to be changed. Construction is planned for summer of 2023. The change of the intersection has nothing to do with the Fields project.

10. ADJOURNMENT

Director Mike Meiners moved, and Director Rich Downing seconded to adjourn the Board Meeting at 8:17 PM MST. Motion Passed.