

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

February 1, 2023

6:30 p.m.

Join Zoom Meeting

<https://zoom.us/j/99802205824?pwd=aGZDbzBJeTh0TmF2dE9aYzRaN0Rxdz09>

Meeting ID: 998 0220 5824

Passcode: 827692

Dial by your location: +1 669 444 9171

Board Members:

Mike Meiners | Michael Kendrick | Peter Guglielmo | Brandi Rice | Janine Gunning

Directors Present:

Mike Meiners	President
Michael Kendrick	Vice President
Peter Guglielmo	Board Director
Brandi Rice	Board Director
Janine Gunning	Board Director

Directors Absent:

None.

Property Manager Present:

Megan Rodman Property Manager

Owners Present:

Joe Wilson	
David Johnson	
Aaron Hoover	
Heather Smith	
Jon Thompson	
Eric Westerman	
Ralph Gunning	
	33 Cheyenne
Adrian Aguilar	
Andy Gillis	
Mike Ziemer	

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:34 PM MST.

2. ITEMS NOT ON THE AGENDA

The Board discussed the Election of Board Officers.

- IRS Fine – call the IRS, run and audit and see if anything else was missed
- Owner Comments
 - Heather Smith: Wants to know how forthcoming the Board is being about the happenings of the HOA. Expressed concerns about the HOA following CIOA laws.
 - Ralph Gunning: Wants to know the update of re-sending out the amended governing documents for a re-vote. This was discussed later in the meeting.

3. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

The Board of Directors were provided with the January financial reports.

Director Mike Meiners moved and Director Brandi Rice seconded to approve January financial reports as presented. Motion Passed.

EPC Contract

The EPC sent a letter of increases in their rates for their services and are asking for a new service agreement to be renewed reflecting those new rates.

Adrian Aguilar, homeowner, was present at the meeting, and expressed interest in regulating the water system for Sopris Village. He previously had submitted a proposal, and at the time his rates were higher than the EPC rates, so the Board declined the offer at the time. Adrian expressed his interest in re-submitting an updated proposal for the Boards consideration.

Joe Wilson asked how much the costs are annually and if there are security cameras on the water tank. He would like the Board to consider protecting Sopris Village's water supply.

Trash Contract Review

Property Manager, Megan Rodman, negotiated with Mountain Waste & Recycling to try and reduce fees paid for trash and recycle. Megan presented the Board with a new contract to review with Mountain Waste.

- Previously the Board went out to bid in 2021 for services, a bid was received from Waste Management with comparable prices, but not comparable services.

Director Mike Meiners moved, and Director Michael Kendrick seconded to approve the new contract with Mountain Waste & Recycling. Motion Passed.

4. PROJECTS AND PRIORITY DISCUSSION

Amended and Restated Governing Documents Review

The Board of Directors discussed if they should revisit sending out the governing documents for another vote to try and pass them. The Board also discussed sending out an amendment to lower the voting rate only for section 4.3.2 specifically.

The Board agreed to have management reach out to legal counsel to discuss the process for re-going through the process of sending out the governing documents for a vote.

Heather Smith would like legal counsel to comment on the HOA violating sections 12, 14, 17, & 19 of CCIOA.

The Board also asked Director Michael Kendrick send out a survey to get homeowner comment on why they did not vote at all, or why they voted no on the governing documents that were mailed out for a vote to amend.

Owner Occupied/ Homes Rented Survey

The Board discussed sending out another survey to figure out which homes in the HOA are owner occupied and which homes are rented. Management will contact legal counsel for guidance on this.

Spanish Translations for documents and notices

The Board discussed having all important HOA documents translated into Spanish. The Board would like to get a quote on cost/proposal before approving of such a project.

Director Mike Meiners moved and Director Janine Gunning seconded to approve Michael Kendrick researching an app that would translate everything on the Sopris Village website into Spanish. Director Michael Kendrick will get back to the Board on costs and what all would be translated. Motion Passed.

Rules and Regulations Update: ACC approval of projects with delinquent account balances

DRAFT LANGUAGE FROM LEGAL COUNSEL:

Eligibility to submit plans and specifications to the Architectural Control Committee.

Only Owners in good standing shall be entitled to submit plans and specifications to the Architectural Control Committee for the purpose of seeking approval to install improvements on their Lot. In order to be in good standing, an Owner must be current in the payment of all assessments, fees and fines. The Association shall not be obligated to conduct a hearing in order to suspend an Owners ability to submit plans and specifications to the Architectural Control Committee on the basis of nonpayment of assessments, fees and fines. In the event an Owner believes they are being wrongly prohibited from submitting plans and specifications to the Architectural Control Committee, such Owner shall be permitted to request a hearing with the Board to appeal this prohibition.

Director Mike Meiners moved and Director Michael Kendrick seconded to notify owners via email of the proposed rule, and that the Board will be considering this rule for approval at their next Board Meeting on March 1, 2023. Motion Passed.

5. MID VALLEY METRO DISTRICT AND CONSTRUCTION COST UPDATE

The Board discussed next steps in the water infrastructure project.

The Board has received bids/ construction cost estimates from two contractors.

Next steps are for the Board to discuss how this project will be financed. Current two options are 1) have the project financed if Sopris Village was to transfer water services to Mid Valley Metro, and 2) if Sopris Village HOA were to finance the project on its own. The biggest question the Board still needs to answer is what the project would cost each homeowner in both scenarios.

The Board discussed possibly hiring grant writers to see what type of financing the HOA could receive for this type of project, as well as get an appraisal on the property Sopris Village owns to see if there is value behind it as far as open space.

Director Michael Kendrick moved and Director Brandi Rice seconded to approve requesting SGM to contact Mid Valley Metro to get hard numbers on costs of the project if they were to finance it. Motion Passed.

Director Mike Meiners will reach out to potential grant writers to get costs on writing grants on behalf of the HOA. Director Mike Meiners will also try to get an estimate on the value of the land that Sopris Village owns.

Director Janine Gunning will go out to banks to see what type of financial assistance they would provide to get hard numbers to use if Sopris Village were to do the project on their own.

6. ADJOURNMENT

Director Mike Meiners moved and Director Brandi Rice seconded to adjourn the Board Meeting at 9:12 PM MST. Motion Passed.