

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

November 2, 2022

6:30 p.m.

Zoom Meeting

<https://zoom.us/j/97352101906?pwd=QXNONmxnUVdxcDUyWGQvbGg0cGc4QT09>

Meeting ID: 973 5210 1906

Passcode: 362558

Board Members:

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

Directors Present:	Mike Meiners Michael Kendrick Rich Downing Peter Guglielmo	President Vice President Board Director Board Director
Directors Absent:	Pete Rice	Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	None	

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:37 PM MST.

2. OCTOBER 5, 2022 MEETING MINUTES

The Board was provided with the draft October 5, 2022 Board Meeting Minutes.

Director Pete Guglielmo moved, and Director Michael Kendrick seconded, to approve the October 5, 2022 Board Meeting Minutes with the one amendment. Director Rich Downing abstained. 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

- The Well House in the park has been tagged. Need to repaint or remove tag. Property Manager, Megan, will handle.

4. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

- A/R Aging summary – there are accounts that are 90 days past due. Those accounts will be sent Notice of Delinquencies.
- Budget v Actuals, we are doing pretty well.
- Check Detail – the Board wanted to review the Western Colorado Electrical Control Specialties invoice.

Director Rich Downing moved and Director Michael Kendrick seconded to approve October financial reports as presented. Motion Passed.

Edward Jones CD Renewal Update

Property Manager, Megan Rodman is working with Brian Dow, to transfer Edward Jones CDs that have come due to Brian's new company.

2023 Preliminary Budget discussion

The Board discussed the third draft of the preliminary budget for 2023. The only change made was to increase the budget for Insurance to \$2,200.00, to compensate for expected increase in unknown insurance premiums.

Director Mike Meiners moved and Director Michael Kendrick seconded to approve the 2023 Preliminary Budget version 3, effective January 1, 2023. Motion Passed.

ACC Application Rule

The Board discussed imposing a new ACC rule, that would prevent homeowners from submitting ACC applications if their accounts are not current. The Board reviewed draft language and would like to add delinquent on "assessments, fees and fines." Does not include owners who are on a payment plan with the Association.

With these changes, the Board would like send the draft language to legal counsel for review.

070 Cheyenne Enforcement Discussion

The Board was notified that the ACC Application for 070 Cheyenne was denied by the ACC. The homeowner has been notified and has been sent a Notice of Violation.

Annual Meeting Prep Discussion

The Board asked Management to make sure that the meeting will have Zoom capabilities. Megan and Michael Kendrick will meet on Monday or Tuesday November 28 or 29 to test equipment for Zoom at the Eagle County Community Center. Megan will call Eagle County and see which day and what time will work best to test equipment.

Preliminary Agenda topics for the Annual Meeting will include:

- Presidents Report
- Review and Annual Meeting notes from last year
- Water Update Summary
- Discussion on Amended and Restated Documents
- Announce Election Results

5. SGM WATER INFRASTRUCTURE REPLACEMENT PLAN UPDATE

SGM will be meeting with Board Directors on November 17th at 6pm at Eagle County Community Center to discuss infrastructure plans. This is a work session only and not a formal Board meeting.

6. WILDFIRE MITIGATION PLAN FROM EAGLE COUNTY

Director Michael Meiners presented a Wildfire Mitigation report from Eagle County for their review. The presented report lists suggestions for fire mitigation only, no action was taken. The Board would like to have this report made available online.

These are recommendations only for fire mitigation in the Sopris Village community and not requirements.

7. ADJOURNMENT

Director Mike Meiners moved, and Director Michael Kendrick seconded to adjourn the Board Meeting at 7:45 PM MST. Motion Passed.