

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

June 5, 2024

6:00 p.m.

Eagle County Community Center
20 Eagle County Drive, El Jebel, CO 81623

Board Members:

Mike Meiners | Peter Guglielmo | Janine Gunning | Brandi Rice | Heather Smith

Directors Present:	Janine Gunning Peter Guglielmo Heather Smith	Vice President Board Director Board Director
Directors Absent:	Mike Meiners Brandi Rice	President Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	None	

1. CALL TO ORDER

Director Janine Gunning called the Board Meeting to order at 6:05 PM MST.

2. May 1, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed and considered for approval the draft meeting minutes for May 1, 2024.

Director Janine Gunning moved and Director Pete Guglielmo seconded to approve the draft May 1, 2024 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

- Director Janine Gunning asked Management to reach out to Eagle County to see if temporary speed bumps can be installed at the intersection of Hopi and Kiowa and along Arapahoe.

4. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

The Board of Directors were provided with the May financial reports – Balance Sheet, Budget vs Actuals by Month and YTD, Accounts Receivable, Check Detail, and Profit and Loss report.

Director Janine Gunning asked a clarifying question on the AR Aging summary regarding the process for collection of delinquent accounts and why not all owners are on the report. Management informed Janine that owners with a \$0.00 balance are not listed on the report, only owners with a delinquent balance or credit on their account. Management also explained the responsible governance policy regarding collections for Sopris Village HOA.

Director Heather Smith moved and Director Janine Gunning seconded to approve the May Financial Reports as presented. Motion Passed.

The April Financial reports were not approved at the May Board meeting as Director Heather Smith required more time to review. Director Janine Gunning moved and Director Heather Smith seconded to approve the April Financial Reports as presented. Motion Passed.

Possible mountain lion in Sopris Village

Management informed the Board that an owner reported that there might be a mountain lion in Sopris Village HOA. This owner did not actually see the mountain lion but heard an animal that sounded like it and wanted to make the Board aware.

Bears in Sopris Village

There have been sightings of bears in Sopris Village HOA. The sheriffs department is aware of this. Sopris Village owners are reminded to keep trash containers in an enclosed area and to **NOT** put their trash or any recycling before **4:00 am on the morning of trash pickup.** So far, 6 owners have been sent a Notice of Violation for putting their trash out early.

Notice of Violation – 260 Arapahoe

The Board of Director reviewed a Notice of Violation for 260 Arapahoe that has not been cured by the given date.

Director Pete Guglielmo moved and Director Heather Smith seconded to impose a \$50.00 fine for the violation not being cured by the deadline. Motion Passed.

5. WATER

CDPHE Site Inspection Update

Director Mike Meiners was not present at this meeting and so this agenda item was not discussed at this time.

High Country Utility Services

The Board of Directors requested that Management collect an update from High Country Utility Services regarding management of the water system for SVHOA.

6. WATER COMMITTEE

Director Pete Guglielmo reported that there is one seat left on the water committee for any owner to join. The Board will be provided with meeting minutes and a charter at the June HOA Board meeting for review and approval.

7. ADJOURNMENT

Director Janine Gunning moved and Director Pete Guglielmo seconded to adjourn the Board Meeting at 6:54 PM MST. Motion passed.

The next HOA Board meeting will be on July 3, 2024 via Zoom.