

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

March 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 Michael Kendrick Peter Guglielmo Brandi Rice Janine Gunning	President Vice President Board Director Board Director Board Director
Directors Absent:	None	
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	John Eaton Heather Smit	048 Hopi 080 Arapahoe

1. CALL TO ORDER

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

2. MINUTES FROM FEBRUARY 1, 2023

The Board of Directors were provided with the draft minutes from the February 1, 2023 Board Meeting.

Director Michael Kendrick moved and Director Pete Guglielmo seconded to approve the draft February 1, 2023 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

Homeowner Comments:

- The Board was provided with a letter from David Johnson and read it at the meeting.

Board Comments:

- Director Mike Meiners wanted to note in this meetings minutes that no special assessments have been levied in the homeowners association as a part of the water infrastructure project. HOA dues have just increased annually by 6.9%.

4. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

Director Pete Guglielmo moved and Director Mike Meiners seconded to approve February financial reports as presented. Motion Passed.

5. PROJECTS AND PRIORITY DISCUSSION

Amended and Restated Governing Documents Review

The Board of Directors discussed taking the Amended and Restated Governing Documents back out for a vote. The biggest hurdle is getting enough homeowners to vote to reach the 67% voting requirement. A majority of the Board at this time decided to table this discussion and not revisit sending out the documents for another vote, and re-discuss this decision at the May HOA Board Meeting.

Owner Occupied/ Homes Rented Survey

The Board received input from legal counsel that there is no reason for the HOA to know which units are owner occupied and which are rented out.

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. The Board is still awaiting to get a quote from Leslie Padilla, from ADL Services. Director Michael Kendrick is working on utilizing a service for translating the website into Spanish. He will report back next month, April, with costs.

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

DRAFT LANAGUAGE 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 Pete seconded to approve adding the new language titled "Eligibility to submit plans and specifications to the Architectural Control Committee" to the Sopris Village Rules and Regulations. Motion Passed.

6. WATER TESTING UPDATE

The Board received a report stating that PFAS has been detected in the Sopris Village water supplies.

PFAS can be filtered out by any modern filtration system you can buy for your house.

HOA is highly advised to notify the ownership once the water has been re-tested by the State of Colorado. The Board Agreed by consensus to send the report to the Owners once the water has been re-tested.

7. WATER INFRASTRUCTURE REPLACEMENT PROJECT UPDATE

The Board discussed updates on the water infrastructure replacement project regarding next steps. Those next steps are having Sopris Village's water attorney meet with the attorney from Mid Valley Metro to get more exact costs on financing options and costs to join Mid Valley and what Mid Valley would expect from Sopris Village HOA for joining the Metro District.

The Boards main goal is to collect as much information as possible to put together a proposal to present to the homeowners and to do informational meetings and townhalls once all information has been collected that will be presentable to the homeowners. No such meetings have been scheduled yet as the Board does not have the full scope of information to present, and is still in the preliminary stages of solely gathering information.

John Eaton, a homeowner present at the meeting, asked the Board general questions about the work that has been done thus far regarding the water infrastructure replacement plan. Following John's questions, the Board agreed to start putting together a general Q&A document to start answering general water questions that they currently do have answers to for homeowners to read. This would be a working document, and as additional questions are asked and answered they will be added to the document.

8. ADJOURNMENT

Director Mike Meiners moved and Director Brandi Rice seconded to adjourn the Board Meeting at 8:14 PM MST. Motion Passed.