

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

June 21, 2023

6:30 p.m.

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

Board Members:

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

Directors Present:	Mike Meiners Michael Kendrick Peter Guglielmo Brandi Rice	President Vice President Board Director Board Director (via Zoom)
Directors Absent:	Janine Gunning	Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Leah Smith Tyler Stevens Susan Chism Heather Smith Michael Mercatoris Andy Gillis Alicia Gillis Joe Wilson	280 Arapahoe 280 Arapahoe 126 Kiowa 80 Arapahoe 139 Arapahoe 19 Zuni 19 Zuni 32 Hopi
Zoom Attendees:	Allison Hjorth Aaron Hoover Dana Dalla Betta	79 Navajo 79 Ute 33 Cheyenne

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:40 PM MST.

Director Mike Meiners read the Code of Conduct for Sopris Village HOA.

2. MINUTES FROM JUNE 21, 2023

The Board of Directors were provided with the draft minutes from the June 21, 2023 Board Meeting.

Director Pete Guglielmo moved and Director Michael Meiners seconded to approve the draft June 21, 2023 meeting minutes as amended. Motion Passed.

3. ITEMS NOT ON THE AGENDA

Homeowner Comments:

- None.

Board Comments:

- Director Pete Guglielmo asked if the management could call a tree service company to prune back the branches on 96 Hopi.

4. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

Director Mike Meiners asked on the Budget v Actuals to have the Audit categorized under “Financial Review and Audit” versus “Accounting Fees.”

With the above change, Director Mike Meiners moved and Director Michael Kendrick seconded to approve June financial reports as presented. Motion Passed.

EPC Contract Request

At the June 21st Board meeting, the Board voted to defer changing water management companies at this point in time until PFSA testing is completed. Since the June Board meeting, the EPC has reached out again asking for a signed contract. The contract would be on a month to month basis. With the signing of the contract, Director Michael Kendrick asked that the EPC be notified that the Board has had another offer from another company to manage the water for Sopris Village HOA.

Director Michael Kendrick moved and Director Pete Guglielmo seconded to approve signing the EPC contract. Motion Passed.

ADL translation proposal / comparative bid?

At the June 21st Board meeting, the Board voted to approve the proposal from ADL services in the amount of \$1,200.00 to translate all PDF documents online that would

include the governing documents, governance policies, ACC rules, Rules and Regulations and ACC Applications for improvements and painting.

Director Michael Kendrick gave a brief description of using online services to convert the website into Spanish and what his fees would be for performing this work.

With Director Janine Gunning absent at the meeting, the Board decided to defer this conversation until the August Board meeting. No action was taken.

Bear Proof Trash Can Update

Property Manager, Megan Rodman, reached out to Doug Goldsmith from Mountain Waste and Recycling to see if the HOA could have bear proof trash cans. Doug said yes, but they must be a certain kind that can work with an automatic side loader trash truck. The HOA can do one of two things:

- 1) Purchase 130 trash cans at \$305 for the entire HOA, costing the HOA roughly \$39,650, which would require the HOA to sign a new contract with Mountain Waste, there would be no significant increase in pick up fees, or
- 2) Homeowners can rent a can from Mountain Waste for \$25/per month themselves, with a one year minimum commitment, and that homeowner would have a separate agreement with Mountain Waste, outside of the HOA's current contract.

The Board agreed that at this time the goal is to save money and not purchase bear proof trash cans for the whole HOA. The Board does encourage homeowners to reach out to Mountain Waste individually, to rent bear trash cans for an added fee that would fall onto the homeowner and not the HOA, in an effort to minimize bears getting into trash cans.

Trash Patrol Discussion

The Board agreed to continue with Trash Patrol.

Road Signs

The Board discussed getting speeding road signs for the HOA. Same signs currently on Arapahoe and Navajo. Putting signs on streets where needed, the amount of signs ordered would depend on cost. Management will look into pricing and get back to the Board with costs at the August Board meeting.

Revised CC&Rs Document Discussion

The Board discussed taking the CC&Rs back out for a vote by the homeowners. With Director Janine Gunning absent, the Board decided to not take action at this meeting, and to make a final decision at the next Board meeting in August.

5. WATER

Alarm System

There is no update at this time.

Testing Update

PFAS has been tested for Sopris Village's water. The results are not yet in. No further updates at this time.

Led Pipe, copper verification update

The State has mandated that every homeowner report what type of piping they have coming into their house by October 2024. Director Mike Meiners attended a webinar today regarding this issue. He informed the Board that a spreadsheet will need to be created to collect all of the required information to send to the State. 20% of the homes in Sopris Village would need to provide proof of what type of piping they have.

Eagle County Open Space update

Eagle County is interested in purchasing the Open Space that Sopris Village owns. Marsha Gilles from Eagle County Open Space, expressed that they can conduct their own appraisal and present an offer to the Board. The Board discussed if it should have its own appraisal done on the value of the land in addition to having Eagle County do theirs. At this time, the Board decided to have Eagle County do their own appraisal and offer, and then discuss how to proceed once that information is received. No commitments have been made by the Board to sell this land; this is purely information gathering only.

Water Update – Discussion on Creating a Committee

The Board was presented with the idea of creating a Water Committee to help with gathering information on the water infrastructure replacement project. Homeowner Andy Gillis and Joe Wilson suggested creating such a committee and spoke on the matter. The Board agreed to continue this conversation to next month's meeting in August. Andy and Joe will put together a plan to present to the Board on the structure of this committee.

Water Infrastructure Replacement Project Update

The Board of Directors asked for this document to be posted online. Director Brandi Rice had proposed changes to be made first, before the document is posted online, the Board was agreeable to these changes.

6. ADJOURNMENT

The Board of Directors agreed at this meeting that the next Board Meeting will be on August 9, 2023.

Director Mike Meiners moved and Director Michael Kendrick seconded to adjourn the Board Meeting at 8:12PM MST. Motion Passed.