

# MINUTES

## SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

October 5, 2022

6:30 p.m.

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

### Board Members:

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

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

### 1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:35 PM MST.

### 2. SEPTEMBER 14, 2022 MEETING MINUTES

The Board was provided with the draft September 14, 2022 Board Meeting Minutes.

Director Mike Meiners made an amendment to the minutes.

Director Mike Meiners moved, and Director Michael Kendrick seconded, to approve the September 14, 2022 Board Meeting Minutes with the one amendment. 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 Board discussed updating the ACC guidelines, Rules and Regulations. No action was taken at this time. Megan will look into the process for revising these documents by deferring to legal counsel.
- Changes to the Newsletter –
  - Dues January 1, 2023
- The Board requested that Megan look into providing Zoom Meeting options for the Annual Meeting.
- The Board discussed next steps for citing the ACC violation of 070 Cheyenne.
- The Board discussed switching from EPC to an independent contractor. No action was taken.

**4. PROPERTY MANAGERS REPORT**

Financials/ Accounts Payable

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

Edward Jones CD Renewal Update

Director Michael Kendrick moved, and Director Pete Guglielmo seconded to move available funds from Edward Jones to Brian Dow’s new company. The Board decided to split the \$339,000.00 evenly over three terms, \$113,000.00, one 9mo and two 12mo termed CDs. The Board also agree that the current CDs would also move to Brain Down if there are no fees. Motion Passed. Director Michael Meiners abstained.

2023 Preliminary Budget discussion

The Board discussed the second draft of the preliminary budget for 2023.

All line items to show number reference / column

**INCOME**

- ACC Fee Incorrect amount listed, investigate
- Edward Jones Change to CD Investments/ Edward Jones

**EXPENSES**

**PARK**

- Emergent Landscape Change to Landscaping/ Emergent Landscape LLC
- Park equipment and repair + \$1,000.00 = \$3,000.00
- Park Other \$2,880.00
- ADD under “Park Other” -> Generator (\$780.00), Trash (\$600), Park Misc. (\$1,500)

**WATER**

- Water System Management Change to Water System Management/ EPC
- ADD line items: Water System Operation, WTP R&M/ Supplies

Director Mike Meiners moved and Director Michael Kendrick seconded to approve the HOA assessment of \$222.00 for 2023, effective January 1, 2023. Motion Passed.

**5. SGM WATER INFRASTRUCTURE REPLACEMENT PLAN UPDATE**

SGM has prepared an MOU and will have a final document ready for the Board to present at the Annual Meeting on December 7, 2022.

**6. PFAS TESTING**

Director Michael Meiners contacted the EPC, they will be getting test materials for PFAS in the next month and should have results to provide to the Board and owners by January 2023.

**7. 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.

**8. ADJOURNMENT**

Director Mike Meiners moved, and Director Michael Kendrick seconded to adjourn the Board Meeting at 8:30 PM MST. Motion Passed.