

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

April 6, 2022

6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82758710845?pwd=ZnJsMzhOcmFqc1hnWTZZbmEzeHhSZz09>

Meeting ID: 827 5871 0845

Passcode: 772201

Board Members:

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

Directors Present:

Mike Meiners	President
Michael Kendrick	Vice President
Peter Guglielmo	Board Director
Rich Downing	Board Director
Pete Rice	Board Director

Directors Absent:

None

Property Manager Present:

Megan Rodman ARA, Property Manager

Owners Present:

Susan Wilson	112 Navajo
Jon Thompson	31 Ute
Lee Wilson	244 Cheyenne
Heather Smith	80 Arapahoe
Adrian Aguilar	177 Cheyenne
Jennifer Magna	220 Arapahoe

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:35 p.m.

2. MARCH 9, 2022 MEETING MINUTES

The Board was provided with the draft March 9 & March 17, 2022 Board Meeting Minutes.

Director Mike Meiners moved, and Director Rich Downing seconded, the March 9, 2022 Board Meeting minutes. Motion Passed.

Director Mike Meiners moved, and Director Pete Rice seconded, to approve the March 17, 2022 Special Board Meeting minutes. Motion Passed.

3. APPEAL OF HEARING

- 31 Ute – Delinquent Account
 - Jon Thompson was in attendance.
 - Director Mike Meiners moved, and Director Michael Kendrick seconded to remove one late fee of \$25.00, and only charge one late fee of \$25.00, and that the account must be brought current by April 30, 2022, or the second late fee of \$25.00 will be charged. Motion Passed.

4. ITEMS NOT ON THE AGENDA

The following items were discussed, each item had a five (5) minute maximum:

2021 Taxes

- Director Michael Kendrick moved, and Director Mike Meiners seconded for Diane Spicer to sign the 2021 Taxes on behalf of the Sopris Village Homeowners Association. Motion Passed.

April Newsletter

- Director Mike Meiners will put together a Newsletter for Management to send out to all homeowners – topics to include: bear season, yard sale on May 21, 2022, Governing Documents update, water usage etc.

Board Meeting Schedule

- Director Mike Meiners wanted to discuss the Board Meeting schedule and having Zoom meetings v. in-person meetings. The Board agreed to alternate meetings from being Zoom one month, to being in-person the following month. As such, the May 4, 2022 Board Meeting will be in-person at the Eagle County Community Center.

5. PROPERTY MANAGERS REPORT

Financials

The Board reviewed the SV HOA Financial Reports as of March 31, 2022 as presented by Aspen Places.

Director Mike Kendrick moved and Director Meiners seconded to approve the SV HOA Financial Reports as of March 31, 2022. Motion Passed.

Management Contract – Aspen Places

The Board had the following comments/edits on the management contract with Aspen Places:

- Section 5.4 Banking: there should be two people approved as signees for Sopris Village HOA bank accounts, with the passing of Ron Erickson, there is only one signee – Diane Spicer – add Megan Rodman as second signee to bank accounts.
- Section 6.2 Bid Specifications: the Board wants Management to review all contracts and contract bids with the Board before Management signs off on anything
- Section 7.4: Authority to Authorize Work; Emergencies: remove this section from contract.
- Section 9.1: Meetings and Notices: add “and for monthly and *special* meetings of the Board of Directors.”
- Section 11.1: Board Packets: packets sent to Board one week before the Board meeting
- As a general comment, every year in November the Board of Directors will review this contract with Management, providing a yearly review of Management’s performance, and then consider renewal of the contract in December.

•
 Director Mike Meiners moved, and Director Michael Kendrick seconded, to approve of the management contract with Aspen Places with the above amendments made. Motion Passed.

6. RESTATED DOCUMENT 03.02.2022 REVIEW

The Board reviewed the final Amended and Restated Declaration for Owner Consent, the Letter Consent and the Ballot to be mailed to all Owners, sent by legal counsel – Molly Foley-Healy. The Board agreed to set a deadline of 60 days from mailing for Owners to vote. Once the ballots are mailed, an email notification will be sent to all Owners, as well as “deadline to vote reminder emails” of 10 days and 5 days to be sent. Management will update the Board weekly of counted and received votes. Copies of all documents will be posted on the Sopris Village HOA website.

Director Michael Kendrick moved, and Director Pete Rice seconded to approve the final Amended and Restated Declaration, Letter Consent and Ballot to be mailed to all Owners as soon as possible by legal counsel. Motion Passed.

7. WATER INFRASTRUCTURE REPLACEMENT PLAN REVIEW

No update to provide at this time.

8. ADJOURNMENT

Director Rich Downing moved, and Director Mike Meiners seconded to adjourn the Board Meeting at 7:57 PM MST. Motion Passed.