

## President's Report

### Water System

The Board of Directors continues to work on the future needs of our water system, and it continues to be our highest priority. We have contracted with SGM in Glenwood Springs to complete mapping of the existing utility locations in Sopris Village and to prepare engineered drawings for the options of replacing our existing water infrastructure. The plans are 95 % complete and are being submitted to qualified contractors for preliminary pricing. The Board has also been in contact with Eagle County to seek partnerships on non-potable irrigation, drainage improvements and the repaving of all our streets. The Board had an informal meeting with the staff of Mid Valley Metropolitan District and requested they provide a proposal for supplying our potable water needs along with managing the construction of the project and to also provide financing options. When all the information has been received, special meetings will be scheduled to review the project.

### Monthly Assessment Increase

To replace the main lines and service lines by 2027 as outlined in the Capital Reserve Study the Board considered several scenarios. See page 6 of the Rate Study.

Beginning January 1, 2023 everyone's monthly assessment will be increased from \$206.00 per month to \$222.00 per month. The monthly assessment will need to be raised by 6.8% each year there after until 2027 when the monthly assessment will be \$288.00. This year's increase is 6.8%.

### Amended and Restated Declaration of Protective Covenants

All Written Ballots received by the deadline of July 26, 2022, to either vote FOR or AGAINST the Amended and Restated Declaration of Protective Covenants for Sopris Village have been counted. Total votes counted FOR were 69, 11 AGAINST and 50 owners did not vote. In order for the Amended and Restated Declaration of Protective Covenants to have passed, two-thirds (67%) of the membership, or 87 votes needed to have been cast FOR the revised documents. As such, the Amended and Restated Declaration of Protective Covenants did not pass.

The current Amended and Restated Declaration of Protective Covenants for Sopris Village HOA dated January 20, 1976, will continue to remain in effect.

### New Colorado House Bill 1137 Policies

In compliance with HB 1137 that went into effect on August 1, 2022, Sopris Village had to adopt a new Collections Policy, Enforcement Policy and Conduct of Meetings Policy. All have been posted to the HOA website.

### 2021 Financial Review

The Financial Audit for the year 2021 was completed and found no irregularities or problems and has been posted to the Sopris Village website @ [www.soprisvillage.com](http://www.soprisvillage.com)

## **Budget**

The 2023 budget was approved by the Board on November 2, 2022 and has been posted to the website for your review.

## **Property Management**

Megan Rodman is now the Property Manager. Please contact Megan with any questions about Sopris Village.

- **Email:** [info@soprisvillage.com](mailto:info@soprisvillage.com)
- **Mail:** Sopris Village Homeowners Association, c/o Megan Rodman, PO Box 2503, Basalt, CO 81621
- **Phone:** 970.924.0493

## **Architectural Control Committee**

If you are interested in joining the Architectural Control Committee, please contact Megan Rodman.

## **Sopris Village HOA Board of Director vacancies**

There are currently five seats available on the Board of Directors. Three of these seats are 2-year terms. The remaining two seats are 1-year terms and will expire at the end of 2023.

The purpose of this Election of Directors by Written Ballot is to fill five (5) open seats on the Board of Directors of the Sopris Village Homeowners Association, Inc. ("Association"), two (2) of which shall be for a two-year term and three (3) of which shall be for a one-year term. For the Written Ballot to be effective in electing directors, Owners entitled to cast at least one-quarter of the votes in the Association **must complete a Written Ballot and return it to the Association by no later than 5:30 pm on December 7, 2022.**

The Owners of each Lot in the Association are entitled to cast one (1) vote for each of the four (4) candidates listed on the Written Ballot and may write in the name of a fifth candidate for whom they wish to cast a vote. However, Owners are not permitted to cast more than one (1) vote for any individual candidate, are not required to cast a vote for each of the candidates listed on the Ballot and are not required to write in a candidate.

If Owners entitled to cast one-quarter of the votes in the Association return their Written Ballot to the Association by no later than 5:30 pm on December 7, 2022, the two (2) candidates receiving the highest number of votes will be elected to serve a two-year term and the next three (3) candidates receiving the highest number of votes will be elected to serve a one-year term. To protect your privacy, the portion of the Written Ballot where you identify your name and the address of the Lot you own in Sopris Village, will be separated from the Written Ballot and the secrecy of your vote shall be maintained.

## **Typical monthly meeting schedule**

We typically meet once a month. Due to the current availability of meeting rooms at the Eagle County Community Center, we have changed the day and time of our regularly scheduled monthly meetings. We are now meeting on the first Wednesday of the month, depending on availability. We have been trying to alternate our meeting schedule, so we meet in person one month and via Zoom the following month. Typical meetings start at 6:30pm MST and when in person must be completed by 8:00pm per Eagle County. Please join us.

**Invoices can now be paid 1 of 4 ways:**

1. **NEW!** via Credit/Debit Card
2. **NEW!** ACH (Bank) payment
3. Mail a check to: SV HOA, PO Box 2503, Basalt, CO 81621
4. Apple Pay

Going forward, Invoices will be emailed 5 days before the first of every month, with a due date of the first of the month.

Statements of Account will be emailed out on the 5th of every month. Remember if the "Total Due" balance on your Statement is POSITIVE, you owe money. If the "Total Due" balance on your Statement is NEGATIVE, you have a credit on your account.

Your monthly HOA Assessment is due on the first of the month. Late fees of \$25.00 will be incurred if full payment is not received within 30 days of the due date.

If you have any questions about your monthly Invoice, Statement of Account, a past due balance, or account credit, please contact our Property Manager - Megan Rodman.

e: [info@soprisvillage.com](mailto:info@soprisvillage.com) | p: 970.924.0493

**Park**

We continue to make annual repairs to the irrigation system and perform maintenance to the playground equipment. Please be considerate of others and clean up after your dogs and use the trash can when you are finished using the park.

**Bears**

We continued with the "bear patrol this year" and has definitely been helpful. This service ended on November 30th. The Board will reconsider this service again next year.

**Website**

We welcome any member suggestions for improving its accessibility and content.

**Annual Yard Sale**

The annual community yard sale was successful. We will consider scheduling the 2023 community yard sale in late Spring, any member input is welcome.