

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

September 14, 2022

6:30 p.m.

via Zoom

<https://zoom.us/j/94137845053?pwd=RHZsK3VFUmN3SVlnUVp5ZkhvNW0wQT09>

Board Members:

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

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

1. CALL TO ORDER - HEARING

Director Mike Meiners called the Hearing Committee Meeting to order at 7:21 PM MST.

2. HEARING

The Board discussed an appeal to a Notice of Violation from 199 Arapahoe.

Director Mike Meiners moved, and Director Michael Kendrick seconded, to request that the violation be cured by May 1, 2023, which includes removal of tree stumps or that tree stumps must be made flush with the ground. If the violation is not cured by May 1, 2023, then a violation fine of \$50.00 per month will be imposed, which will be retroactive to October 1, 2022. Motion Passed.

3. CALL TO ORDER – BOARD MEETING

Director Mike Meiners called the Board Meeting to order at 7:30 PM MST.

4. AUGUST 3, 2022 MEETING MINUTES

The Board was provided with the draft August 3, 2022, Board Meeting Minutes.

Director Mike Meiners moved, and Director Pete Rice seconded, to approve the August 3, 2022 Board Meeting Minutes. Motion Passed.

5. ITEMS NOT ON THE AGENDA

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

Homeowner Comments

- None.

Board Comments

- The ACC denied the application for a carport at 070 Cheyenne. This means removal of the carport as it is in violation of HOA Covenants. The Board will defer to legal counsel on how to proceed further.
- Wildfire Mitigation report. Deferred to next meeting.

Edward Jones – CD Account

The Board asked that Megan reach out to Brian Dow, former account manager of the SVHOA CD accounts, to see what he is doing now and if he can offer better rates. If not, then the Board agreed to do whatever the new account manager at Edward Jones recommend be done with the available CD funds, as long as they go into spread out terms.

6. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

The Board of Directors were provided with the updated June and July financial reports.

2023 Preliminary Budget discussion

The Board discussed the first draft of the preliminary budget for 2023. Megan will take director feedback on the following line items and have a second draft prepared for the next Board meeting on October 5, 2022.

- All line-items match from report to report
- All line items to show number reference / column

INCOME

- Dues Assessment Increase to match new monthly assessment total

EXPENSES

- Board expenses + \$200.00 = \$600.00
- Garage Sale -\$50.00 = \$50.00
- Add line item for Dues and Subscriptions + \$200.00 Verify with Megan
- MISC. Round up = \$ 450.00
- Office Supplies -\$200.00 = \$800.00
- Postage Round up = \$ 250.00
- RESERVE EXPENSE**
- Water Improvement Show Balance for now. Update before final Budget if new balance becomes available.
- PARK**
- Emergent Landscaping +\$1500.00 = \$13,500.00
- Park equipment and repair + \$1,000.00 = \$2,000.00
- Park Misc. +300.00 = \$1,500.00
- PROFFESIONAL**
- Financial Review / Audit +\$2,250.00 = \$5,000.00 Verify with Yadera
- Legal Fees +\$3,000.00 = \$5,000.00
- SERVICES**
- Trash +\$ 8,000.00 = \$64,000.00 Pending contract review
- Water Hydrants +\$200.00 = \$2,000.00

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.

New Collection and Enforcement Policy

New policies have been posted online, but need to be signed by both Board President and Secretary.

Election of Board Members Update from Molly

The Board was provided with a memo from Molly regarding how to proceed with the Board Director Election. On September 25, 2022, there will be a Call for Nominations, interested owners who would like to run for the Board will have until October 25, 2022 to submit their name and a short bio. Written Ballots will be mailed to all owners on November 1, 2022, and owners will have until the Annual Meeting in December 2022 to vote for their chosen candidates. The newly or re-elected Board Directors terms will begin on January 1, 2023.

Annual Meeting Update

The Board discussed when to hold the Annual Meeting in December, possibly on December 6 or 7. Megan has been trying to contact Eagle County to book a room for the Annual Meeting with no success. She will reach out to Jeff Shroll, from Eagle County and visit the center in person to try and book a room for the Annual Meeting.

per Newsletter

Director Mike Meiners gave Megan topics to include in the newsletter that will go out to the owners on September 25, 2022.

7. **ADJOURNMENT**

Director Mike Meiners moved, and Director Pete Rice seconded to adjourn the Board Meeting at 8:46 PM MST. Motion Passed.