

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

January 4, 2023

6:30 p.m.

Eagle County Community Center

Board Members:

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

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| Directors Present: | Mike Meiners Michael Kendrick Peter Guglielmo Brandi Rice Janine Gunning | President Vice President Board Director Board Director Board Director |
| Directors Absent: | None. | |
| Property Manager Present: | Megan Rodman | Property Manager |
| Owners Present: | Ruth Gamboa Freddy Andrade | 70 Cheyenne 61 Arapahoe |
| Translator: | Leslie Padilla | |

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:20 PM MST.

2. ELECTION OF BOARD OFFICERS

The Board discussed the Election of Board Officers.

Director Michael Kendrick moved and Director Janine Gunning seconded to approve Mike Meiners as Board President. Motion Passed.

Director Pete Guglielmo moved and Director Mike Meiners seconded to approve Michael Kendrick as Board Vice President. Motion Passed.

3. **ADJOURNMENT**

Director Mike Meiners moved, and Director Michael Kendrick seconded to adjourn the Board Meeting at 6:22 PM MST and to move into Executive Session. Motion Passed.

4. **EXECUTIVE SESSION**

ADJOURNMENT

Director Mike Meiners moved, and Director Michael Kendrick seconded to adjourn the Executive Session at 8:05 PM MST and to move into Open Session. Motion Passed.

5. **CALL TO ORDER**

Director Mike Meiners called the Board Meeting back into Open Session at 8:08 PM MST.

6. **NOVEMBER 2, 2022 MEETING MINUTES + NOTES FROM ANNUAL MEETING ON DECEMBER 6, 2022**

The Board was provided with the draft November 2, 2022 Board Meeting Minutes and the Notes from the Annual Meeting on December 6, 2022.

Director Pete Guglielmo moved and Director Michael Kendrick seconded, to approve the November 2, 2022 Board Meeting Minutes. Motion Passed.

Director Mike Meiners moved, and Director Pete Guglielmo seconded to approve the Notes from the Annual Meeting on December 6, 2022.

7. **ITEMS NOT ON THE AGENDA**

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

Homeowner Comments

- None.

Board Comments

- None.

8. **PROPERTY MANAGERS REPORT**

Financials/ Accounts Payable

The Board of Directors were provided with the November and December financial reports.

Director Meiners moved and Director Pete Guglielmo seconded to approve November and December financial reports as presented. Motion Passed.

2023 Amended Budget Discussion/ New well pump motor and alarm system

Director Mike Meiners moved and Kendrick seconded to approve the purchase of a new well pump motor.

Trash Contract Review

Property Manager, Megan Rodman, negotiated with Mountain Waste & Recycling to try and reduce fees paid for trash and recycle. Megan presented the Board with a new contract to review with Mountain Waste. Director Mike Meiners asked for the contract to reflect 130 homes and not 131 homes. Further discussion on this topic was deferred to the next Board Meeting on February 1, 2023.

9. MID VALLEY METRO DISTRICT UPDATE

This item was not discussed due to the Board Meeting running late. The Board decided to defer this topic until the next Board Meeting on February 1, 2023.

10. 2023 PROJECTS AND PRIORITY DISCUSSION – NOT DISCUSSED

Due to time constraints, the Board decided to defer the below topics until the next Board Meeting on February 1, 2023.

- Amended and Restated Documents
- Owner Occupied/ Rented survey
- Spanish Translations for documents and notices
- Rules and Regulations Update: ACC approval of projects with delinquent account balances
 - DRAFT LANGUAGE FROM LEGAL COUNSEL:
 - Eligibility to submit plans and specifications to the Architectural Control Committee. Only Owners in good standing shall be entitled to submit plans and specifications to the Architectural Control Committee for the purpose of seeking approval to install improvements on their Lot. In order to be in good standing, an Owner must be current in the payment of all assessments, fees and fines. The Association shall not be obligated to conduct a hearing in order to suspend an Owners ability to submit plans and specifications to the Architectural Control Committee on the basis of nonpayment of assessments, fees and fines. In the event an Owner believes they are being wrongly prohibited from submitting plans and specifications to the Architectural Control Committee, such Owner shall be permitted to request a hearing with the Board to appeal this prohibition.

11. ADJOURNMENT

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