

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

February 7, 2024

6:30 p.m.

Join Zoom Meeting

Eagle County Community Center
20 Eagle County Drive, El Jebel, CO 81621

Board Members:

Mike Meiners | Peter Guglielmo | Janine Gunning | Brandi Rice | Heather Smith

Directors Present:	Mike Meiners Peter Guglielmo Janine Gunning Brandi Rice	President Board Director Vice President Board Director
Directors Absent:	Heather Smith	Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Tyler Stevens	

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:32 PM MST.

2. JANUARY 3, 2024 BOARD MEETING MINUTES

Director Mike Meiners commented that the minutes should read Director Brandi Rice was going to contact DOLA, not Director Janine Gunning.

With this change, Director Janine Gunning moved and Director Brandi Rice seconded to approved the January 3, 2024 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

- Director Pete Guglielmo asked for Management to reach out to Eagle County to see if they can trim the tree in front of 96 Hopi.
- Director Pete Guglielmo asked if the Board could move their meetings to 6:00pm and that they all be in person. The Board voted to move the meetings to 6:00pm, but keep that half of them are in person and half are via Zoom.

Director Pete Guglielmo moved and Director Mike Meiners seconded to move the Board Meetings to start at 6:00pm starting in March. Motion Passed.

4. **PROPERTY MANAGERS REPORT**

Financials/ Accounts Payable

The Board of Directors were provided with the January financial reports – Balance Sheet, Budget vs Actuals by Month and YTD, Accounts Receivable, Check Detail, and Profit and Loss report.

There were no questions on the January financials.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve the January financials as presented. Motion Passed.

Winzenburg, Leff, Purvis & Payne Retainer Agreement

The Board of Directors reviewed a retainer agreement from the law office of Winzenburg, Leff, Purvis and Payne, the Associations current legal counsel. The Board of Directors agreed to no approve the proposed retainer agreement and continue with how things are currently billed.

2022 Financial Review Update

The Board of Directors agreed to continue with the 2022 Financial Review with a projected completion in May 2024.

Document translation update

The Board of Directors asked for the timing on the completion of translating HOA documents into Spanish. Management will reach out to ADL Services to collect an answer.

5. **REVIEW ADRIAN AGUILAR/ HIGH COUNTRY UTILITIES SERVICES**

Director Mike Miners has sent emails from Colorado Energy Systems regarding the repairs needed to be performed to the generator to bring it back to operation to High Country Utilities. Adrian has recommended that a small generator could be purchased and used instead, and that repairs to the current generator are not necessary.

Well house alarm system

High Country Utilities (Adrian) did agree that a well house alarm system needs to be installed. Adrian will put together a proposal for the Board to review and consider for approval.

Director Mike Miners notified the rest of the Board that following the termination of Sopris Village's contract with EPC, EPC removed the tank we mix our chemicals in for the chlorination system. Adrian realized this immediately, borrowed a tank for the interim and then purchased a new tank for Sopris Village.

Management will work with High Country Utilities to collect a service contract.

Management will also find a locksmith to work on old locks for pump house.

The Board also discussed upcoming maintenance needed that the park this Spring - stain benches and playground equipment, purchase a new park trash can, continued tree maintenance, purchase new signs for the park, fix the generator room doors. Director Janine Gunning will contact Arbor Works LLC about filling the trees with foam.

6. **WATER**

Director Mike Meiners has not heard back from the state on financing for PFAS and Lead and Copper testing.

Members of the Board met with representatives from DOLA regarding how to go about getting financing for the water infrastructure replacement project.

Next steps are for the Board to continue looking for ways for the HOA to find funding for this project. DOLA mentioned creating a public or individual district that would need approval from Eagle County to collect forms of funding that would not be available to an HOA.

All Directors agreed that the major obstacle at this juncture is figuring out what this project is going to cost and how to finance.

Next steps, the Board agreed to revise the scope of work previously asked to be performed by Roaring Fork Engineering. The Board would like to:

1. Understand better what would be involved with becoming a local improvement district or public improvement district and what funds would be available to each.
2. And understand what grants would be available to an HOA.

Director Mike Meiner moved and Director Brandi Rice seconded to ask Director Pete Guglielmo to go back to RFE and asked for a revised proposal. Motion Passed.

7. **WATER COMMITTEE**

The Board of Directors discussed next steps in the formation of a water committee. The HOA has put out outreach to owners to try and find interested homeowners, but there has been no interest. No further action was taken.

8. ADJOURNMENT

Director Mike Meiners moved and Director Brandi Rice seconded to adjourn the Board Meeting at 8:16 PM MST. Motion passed.

The next HOA Board meeting will be on March 6, 2024 at the Eagle County Community Center.