

# MINUTES

## SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

June 1, 2022

6:30 p.m.

Eagle County Community Center  
20 Eagle County Rd. El Jebel, CO 81623

### Board Members:

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

<b>Directors Present:</b>	Mike Meiners Peter Guglielmo Rich Downing Pete Rice	President Board Director Board Director Board Director
<b>Directors Absent:</b>	Michael Kendrick	Vice President
<b>Property Manager Present:</b>	Megan Rodman	Property Manager
<b>Owners Present:</b>	Chance Larson Heather Smith Dan Moschet Susan Chism	072 Kiowa 80 Arapahoe 218 Navajo 126 Kiowa

### 1. CALL TO ORDER

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

### 2. APRIL 6, 2022 MEETING MINUTES

The Board was provided with the draft April 6, 2022 Board Meeting Minutes.

Director Pete Guglielmo moved, and Director Rich Downing seconded, to approve the April 6, 2022 Board Meeting minutes. Motion Passed.

### 3. ITEMS NOT ON THE AGENDA

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

### Homeowner Comments

- Dan Moschet – would like to submit an ACC Application, asked about the process for how to do this.

### Board Comments

- Director Mike Meiners wants an updated owners list.
- Director Pete Guglielmo noted that some names on the AR Report are no longer owners. Management will look into this.
- The Board discussed whether or not they wanted to waive their right to the Well Permit application.

Director Mike Meiners moved, and Director Pete Rice seconded, to approve waiving their right to the Well Permit application. Motion Passed.

## **4. PROPERTY MANAGERS REPORT**

### Financials

The Board reviewed the SV HOA Financial Reports as of April 30 and May 25, 2022 as presented by Aspen Places.

- Director Mike Meiners asked what the M&A expense is? Management clarified that this is rollover item from the previous year.
- Director Mike Meiners also noted that the Mid Valley Metro bill was missing. Management informed that the bill as not yet arrived in the mail.

Director Pete Guglielmo moved and Director Rich Downing seconded to approve the SV HOA Financial Reports as of April 30 and May 25, 2022. Motion Passed.

### Management Contract – Aspen Places

The Board agreed to signing the Management Contract with Aspen Places, now that two signers are on the bank accounts – Megan Rodman and Diane Spicer.

### 2019 Income Tax Return Penalty and Interest Report

The Board asked Diane Spicer, Property Manager – Aspen Places, to report on why there were discrepancies in the 2019 Tax Return, causing the HOA to be penalized. Property Manager Megan Rodman provided a report to the Board of what happened. The Board agreed that since the fines/interest had been paid, it was noted as a cost of doing business.

## **5. RESTATED DOCUMENT 03.02.2022 REVIEW**

Director Mike Meiners realized after the Consent Packets had been mailed out, there was a contradiction between Section 4.3.2 which lists 51% and Section 6.1.4 which lists 67%. Legal counsel was consulted with regards of what to do, since ballots had already been mailed out. Legal Counsel advised that if the new CC&Rs passed, then an amendment would need to be sent out and then voted on. If the new CC&Rs failed, then a whole new ballot and consent packet would need to be sent out.

Homeowner Susan Chism noted that on the cover page of the CC&Rs the text in the text box was cut off. In full it should read: “TYPOGRAPHICAL AND/OR TECHNICAL CHANGES MAY BE MADE TO THIS DOCUMENT PRIOR TO EXECUTION AND RECORDING.” This will be reflected on the online documents and will be amended on the documents recorded to the County Clerk if the new CC&Rs pass.

## **6. WATER INFRASTRUCTURE REPLACEMENT PLAN REVIEW**

### Drainage

There is an understanding that the county will be involved in the drainage planning and execution as a part of the water infrastructure replacement. It is still too early to make any determinations until plans and architectural and engineering drawing have been made.

### Utilities

There has been discussion about putting utility lines underground. The Board discussed if outreach should be made to gas, electric, internet, cable and telephone companies about putting utilities underground.

### Shadow Rock easement and overflow

During development of Shadowrock Townhomes, changes were made to the tanks and drainage as a part of the easement with Shadow Rock that were not approved. Director Mike Meiners noticed such changes, and had the changes reversed back. Sopris Village HOA has a superior right than that of Shadowrock.

Last year the tank overflowed after a lightning storm. This overflow flooded the construction areas, and damaged material being used for construction. Shadowrock reached out to the HOA in a letter regarding the damage and requesting to make changes to the current easement and drainage plan. The HOA is not legally required to abandon its easements but might have to make some corrections to the drainage. The Board and its water attorney responded back to the letter asking what proposals Shadowrock has and the changes they would like to make.

## **7. PARK**

### Irrigation Repair

Additional irrigation work had to be performed, going over budget. The cost was \$3,200.00.

### Fence & Equipment Stain and Seal

Fence, tables and benches need to be repaired and maintained.

### Sign near Movieland, new fence post

Sopris Village private park signpost needs to be replaced with a steel post.

**8. HWY 82 / VALLEY ROAD INTERSECTION REALIGNMENT**

The intersection is planned to be changed. Construction will start in the Summer of 2023. The Board will be meeting with the Eagle County Manager and Engineer on preliminary designs for the intersection.

**9. ADJOURNMENT**

Director Rich Downing moved, and Director Mike Meiners seconded to adjourn the Board Meeting at 8:16 PM MST. Motion Passed.