

# MINUTES

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

April 5, 2023

6:30 p.m.

### Join Zoom Meeting

<https://zoom.us/j/91437875709?pwd=d2JFUjVkWU5nSEc5V291elo3bHRndz09>

Meeting ID: 914 3787 5709

Passcode: 452627

Dial by your location: (669) 444-9171

### Board Members:

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

<b>Directors Present:</b>	Mike Meiners Peter Guglielmo Brandi Rice Janine Gunning	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>	Susan Chism Heather Smith	126 Kiowa 80 Arapahoe

### 1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:35 PM MST.

### 2. MINUTES FROM MARCH 1, 2023

The Board of Directors were provided with the draft minutes from the March 1, 2023 Board Meeting.

Director Pete Guglielmo moved and Director Janine Gunning seconded to approve the draft March 1, 2023 meeting minutes as presented. Motion Passed.

### **3. ITEMS NOT ON THE AGENDA**

#### Homeowner Comments:

- Susan Chism – asked if there was going to be a community yard sale this year. Megan will look into when Blue Lake is going to have their yard sale and have Sopris Village’s yard sale on the same day as theirs.

#### Board Comments:

- Director Mike Meiners wanted to discuss having Trash Patrol begin on May 1, 2023. Notice will be sent to all homeowners via email. Trash Patrol will go until July and then the Board will reassess the effectiveness of having the weekly patrol.

#### Property Manager Comments:

- The new EPA Lead and Copper Rule Revisions that requires all community and non-transient, non-community water systems to complete a lead service line inventory by October 16, 2024. Systems are required to inventory each service line, or portion of service line where ownership is split, and classify the material as lead, galvanized requiring replacement, non-lead, or lead status unknown, where the material is unknown. Director Brandi Rice will research with the county to see if there are any records on what piping is currently installed in the HOA. If no records can be found, then all homeowners will need to provide information on what piping is in their house. A follow-up conversation on this matter will be discussed at the May Board meeting.

### **4. PROPERTY MANAGERS REPORT**

#### Financials/ Accounts Payable

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

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

#### Adding Profit and Loss Report to Monthly Board Financial Report Review

The Board of Directors discussed adding a Profit and Loss report to the monthly Financials review at each Board Meeting going forward, and to get this report for the months of January, February and March of 2023.

Director Mike Meiners moved and Director Pete Guglielmo seconded to add reviewing a P&L report to the monthly financials, getting P&L reports for the months of January, February and March of 2023. Motion Passed.

#### Unblock Monthly Financials from being Password Protected

The Board of Directors discussed removing the password protection on the Financials page.

Director Mike Meiners moved and Director Brandi Rice seconded to remove the password protection on the Financials page on the Association website. Motion Passed.

### Appeals

- 160 Arapahoe Appeal

The Board of Directors discussed the owners of 160 Arapahoe's appeal request to waive two months of late fees, \$50.00 total.

Director Janine Gunning moved to waive the late fees. The motion was not seconded, and therefore failed.

Director Mike Miners moved and Director Pete Guglielmo seconded to waive one month of the late fees charged, the second late fee however of \$25.00 must be paid, and if another late fee occurs within the calendar year of 2023, the owners will owe the previously waived late fee of \$25.00. Director Janine Gunning voted no. Motion Passed.

- 260 Arapahoe Appeal

The Board of Directors considered the owner of 260 Arapahoe's request to extend the deadline of having to remove the dumpster in the driveway until the end of July.

Director Mike Meiners moved and Director Peter Guglielmo seconded to fine the homeowner for being in continued violation of Association rules, but that he fine will be waived if the dumpster is removed by May 1, 2023. Motion Passed.

### EPC Contract

The Board of Directors discussed if they would like to continue their contract with the EPC or go with another provider. Adrian Aguilar had previously approached the Board about being interested in regulating the water for the Association, however a formal proposal has not been provided by Adrian. Director Mike Miners will review the current proposed contract by the EPC and reach out to Adrian again to get a formal proposal from him.

Review of Estimate from ADL Services to translate Association documents to Spanish  
The Board of Directors deferred this topic until next month.

## **5. WATER TESTING UPDATE**

The EPC has ordered supplies for PFAC testing and they have contracted a subcontractor to do the actual testing of the water. The testing supplies are estimated to arrive in the next couple of months. There are no further updates at this time.

## **6. WATER INFRASTRUCTURE REPLACEMENT PROJECT UPDATE**

The Board has made numerous attempts to schedule meetings between Sopris Village's water attorney and with Mid Valley Metro's attorney to figure out costs on if the Metro District were to do the project and manage the construction, what financing options would be provided, and how much it would cost the Association to join the District. A meeting has been scheduled for tomorrow, and the Board hopes that it doesn't get cancelled. No further updates at this time.

7. **ADJOURNMENT**

Director Mike Meiners moved and Director Janine Gunning seconded to adjourn the Board Meeting at 7:41 PM MST. Motion Passed.