

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

August 3, 2022

6:30 p.m.

via Zoom

<https://zoom.us/j/99271222348?pwd=d0cwNm42Z01XUzdUaHRqck1xQTF6UT09>

Board Members:

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

Directors Present:	Mike Meiners Michael Kendrick Rich Downing Peter Guglielmo Pete Rice	President Vice President Board Director Board Director Board Director
Directors Absent:	None	
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Jennifer Magna Dan Moschet Heath Mosness	220 Arapahoe 218 Navajo unknown

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:33 p.m.

2. JULY 6, 2022 MEETING MINUTES

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

Director Mike Meiners moved, and Director Rich Downing seconded, to approve the July 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

- None

Board Comments

- Keys to Well House 2 are missing. Director Michael Kendrick will work to get the keys replaced.
- Megan is currently in contact with Rick Robles to get the generator serviced. No set date/time scheduled for Rick to look at the generator yet.
- Director Mike Meiners would like to add more street signs for speeding in SV HOA. Megan will investigate the cost of ordering more signs.
- Molly Foley-Healy sent, in compliance with HB 1137, new Collections, Enforcement Policy and Conduct of Meetings Policy. These policies will be sent to the Board for review and will be updated on the website.
- Board has been in contact with the sheriff to get more of a presence to enforce speeding in SV HOA during rush hour

4. 223 HOPI LATE FEE APPEAL

Megan Rodman, presented on behalf of 223 Hopi, who has asked for a waiver of the \$25.00 late fee for May HOA Dues.

Following discussion, Director Mike Meiners moved, and Director Pete Rice seconded to approve to waive the \$25.00 late fee.

5. PROPERTY MANAGERS REPORT

Financials

The Board of Directors were presented with the Financial Reports for the month of July.

Director Mike Meiners moved, and Director Michael Kendrick seconded to approve the Financial Reports for July. Motion Passed.

Restated document final report/ next steps

The Amended and Restated Declaration of Protective Covenants did not pass due to not receiving enough votes. The Board discussed what to do next. Following discussion, the Board agreed they'd like to send the out the Restated Declaration of Protective Covenants for another vote in the spring of 2023, pending how the Board Election goes in December.

Homeowner Dan Moschet commented that he noticed errors on what was sent out and didn't like the language regarding short-term rentals and that's why he didn't vote.

2023 Monthly Assessment Increase

The Board discussed how much of an increase there should be in the monthly HOA Assessment for 2023. The Assessment will increase by the usual percentage of 6.9%,

with an additional amount to cover the fees of allowing online payments of Assessments using a Credit/Debit Card and ACH payments.

Director Mike Meiners moved and Director Rich Downing seconded to approve an increase in the monthly HOA Assessment from \$206.00 to \$222.00 as of January 1, 2023. Motion Passed.

070 Cheyenne Unapproved Addition

070 Cheyenne built a structure that was not approved by the ACC. 070 was sent a violation letter, and has since sent in an ACC Application, but still needs to get building permits from Eagle County. 070 Cheyenne has informed Megan that they have submitted an application for permits and is waiting to hear back from the county.

Annual Meeting Date

The Board discussed when to hold the Annual Meeting in December, possibly on December 6 or 7. Megan will contact the Eagle County Community Center to see what is available.

6. SOPRIS VILLAGE DR. / VALLEY ROAD INTERSECTION REALIGNMENT UPDATE

Director Mike Meiners met with Eagle County representatives to discuss plans for the Sopris Village Dr. / Valley Road intersection realignment. As it stands now, there is no final design plans, and it appears that due to back and forth conversations with RAFTA, construction will now no longer happen next summer 2023.

7. WATER INFRASTRUCTURE REPLACEMENT PLAN REVIEW

Drainage

Directors Mike Meiners let the board know that the type of drainage that would be installed would be drywells. Chris, who has done previous drawings for the water infrastructure replacement plans, will sketch new drawings to include drywells for drainage. With these updated plans, discussion can begin on cost estimates.

8. ADJOURNMENT

Director Rich Downing moved, and Director Pete Rice seconded to adjourn the Board Meeting at 8:17 PM MST. Motion Passed.

9. ITEMS FOR NEXT MONTH'S AGENDAS

- September Preliminary budget discussion
- October Finalize the budget/ have a plan for Board Elections