

# MINUTES

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

May 1, 2024  
6:00 p.m.

### Join Zoom Meeting

<https://zoom.us/j/98742688358?pwd=VXU3eGRzSmdyV0taK0E4bXRfNjhHZz09>

Meeting ID: 987 4268 8358

Passcode: 952219

Dial by your location: +1 719 359 4580 US

### Board Members:

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

<b>Directors Present:</b>	Mike Meiners Janine Gunning Peter Guglielmo Brandi Rice Heather Smith	President Vice President Board Director Board Director Board Director
<b>Directors Absent:</b>	None.	
<b>Property Manager Present:</b>	Megan Rodman	Property Manager
<b>Owners Present:</b>	Dave Johnson Daniel Moschet	97 Cheyenne 218 Navajo

### 1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:05 PM MST.

### 2. APRIL 3, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed and considered for approval the draft meeting minutes for April 3, 2024.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve the draft April 3, 2024 meeting minutes with the proposed changed as presented. Motion Passed.

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

- Dave Johnson – asked how much the generator was sold for. Dave also asked for the password to access the Financials.

The Board informed him that it was donated. Management will send the password to Dave Johnson.

- Director Mike Meiners mentioned that Ambere Cunningham, 14 Zuni, has inquired who maintains the property at the end of Cheyenne. Mike asked for Management to ask Eagle County if they will clean up this area. The bike ramp that is currently built was constructed by the owners of 17 Cheyenne. The Board requests that Management reach out to 17 Cheyenne and ask for them to remove the bike ramp and dispose of bikes. Management will also reach out to Eagle County and ask them to clean up this area.
- Dan Moschet informed the Board of Directors that USPS is replacing all parcel boxes and new ones should be installed by next week.
- Director Pete Guglielmo asked for the status of 260 Arapahoe. A Notice of Violation has been sent.
- Directors Mike Meiners and Brandi Rice will not be available for the June 5<sup>th</sup> Board Meeting. Heather Smith will not be available for the September 4<sup>th</sup> unless it is a Zoom meeting. The Board confirmed the September meeting will be via Zoom and so Heather will not need it rescheduled. Directors Janine Gunning, Pete Guglielmo and Heather Smith will be available for the June 5<sup>th</sup> meeting, so it will not need to be rescheduled either.

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

#### Financials/ Accounts Payable

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

Director Mike Meiners asked what the \$321.00 charge was for. Management informed the Board that this was payment for renewal of the Commercial Liability Policy with State Farm.

Director Mike Meiners moved and Director Brandi Rice seconded to approve discontinuing the Century Link service now that the HOA has a contract with Sensaphone, as long as Adrian Aguilar determines that it is no longer needed. Motion Passed.

The April Financial reports were not approved at this time as Director Heather Smith required more time to review.

#### Well House #2 Door Lock Update

Director Mike Meiners and Pete Guglielmo met with Joe Hernandez to have the two

doors for Well House #2 re-keyed. Both asked Joe the cost to install a keypad door lock that did not need electricity or batteries to operate. Since there are two doors, two keypad locks would need to be purchased, and they cost \$600.00 each. Neither Mike nor Pete approved of this purchase and so keys for the new door locks were made instead. Director Mike Meiners will have a set and Management will have a set.

#### Park Tree Update

Director Mike Meiners received an estimate from Earth-Wise with regards to treating the trees in the park. They noticed that the cottonwood closest to the park will need to be removed, this cost was included in the estimate. The other two trees in question can be cabled and bolted, but this will not save those trees and eventually they will need to be removed.

Director Mike Meiners advised that we wait to see how the trees grow out this Spring/Summer and then decide. Earth-Wise is currently 8 to 10 weeks out.

Director Heather Smith asked for the trees to be tagged so she knows which ones must eventually be removed. She also mentioned that someone might be sleeping in the park. Management will contact the Sheriffs department to address.

No action was taken at this time with regards to this estimate from Earth-Wise.

## **5. WATER**

#### CDPHE Site Inspection Update

Director Mike Meiners reported that the state performed a site visit on April 22, 2024 to inspect all equipment in relation to the water system for Sopris Village HOA. From this report, which the HOA does not yet have a copy of, there were a few violations that were not major, but will need to be addressed. These violations involve providing the required paperwork to the State to cure the violations and this will be completed by Adrian Aguilar, with High Country Utility Services. The other violation is regarding fencing in the water tank and installing an exterior latter. Adrian will get a quote for the cost to do this and provide this information to the Board for review/approval.

Director Heather Smith asked if any pipes need to be replaced as a part of this report. At this time, Director Mike Meiners understanding is that nothing will need to be replaced, but this information will be provided in the report completed by the State.

#### Glacier Homes

Director Janine Gunning and Heather Smith are concerned that homes in Glacier Homes are connected to the water system for Sopris Village HOA. Director Mike Meiners informed the rest of the Board that Glacier Homes are on Mid Valley Metro for domestic water and sewer. Their irrigation comes from a ditch, not connected to Sopris Village HOA. Heather also mentioned that a hose/spicket was out there being used, however the Well they would be tapping into is currently not in use.

**6. WATER COMMITTEE**

Director Mike Meiners asked for committee meeting minutes and for them to be posted on the HOA website. Director Brandi Rice will provide those meeting minutes when ready to Management.

A Charter has not yet been finalized, but the goal is to have something ready for the Board to review at the June HOA Board Meeting.

At the last committee meeting, the committee visited the Well House with Adrian Aguilar who explained in depth how the water system works for the HOA.

Management will check with legal counsel on if paid vendors – Adrian Aguilar – can be on a committee of the HOA, and how many Board Directors can be on the committee with voting power.

Currently the Water Committee is meeting on the third Wednesday of every month at 6:00pm – this is posted to the HOA website.

**7. ADJOURNMENT**

Director Mike Meiners moved and Director Heather Smith seconded to adjourn the Board Meeting at 6:53 PM MST. Motion passed.

The next HOA Board meeting will be on June 5, 2024 at the Eagle County Community Center.