

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

August 9, 2023

6:30 p.m.

Join Zoom Meeting

<https://zoom.us/j/97114377692?pwd=K0I1OW9LVUNXbnhjOVU3WDZlWjRJQT09>

Meeting ID: 971 1437 7692

Passcode: 366608

Dial by your location: +1 719 359 4580 US

Board Members:

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

Directors Present:	Michael Kendrick Peter Guglielmo Brandi Rice	Vice President Board Director Board Director
Directors Absent:	Mike Meiners Janine Gunning	President Board Director
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Leah Smith	280 Arapahoe

1. CALL TO ORDER

Director Michael Kendrick called the Board Meeting to order at 6:36 PM MST.

2. MINUTES FROM JULY 12, 2023

The Board of Directors were provided with the draft minutes from the July 12, 2023 Board Meeting.

Director Michael Kendrick moved and Director Brandi Rice seconded to approve the draft July 12, 2023 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

Board Comments:

- Comcast Internet Contract – the Board of Directors discussed signing a contract with Comcast to have an internet service provided in the pump house so that an alarm system can be installed to notify the EPC of when there are issues with the water system. The cost of installation is \$100.00, the monthly fee is \$59.00, with an increase of \$10 per year on the monthly fee for 3 years.

Director Brandi Rice moved and Director Pete Guglielmo seconded to approve Director Michael Kendrick signing the contract on behalf of Sopris Village HOA. Motion passed.

- 28 Zuni, Lacey Snyder – asked the Board permission to have a dumpster on her driveway for at least 2 weeks to get rid of items in her father’s garage.

Director Michael Kendrick moved and Director Brandi Rice seconded to approve Lacey Snyder having the dumpster in her driveway for the period of 30 days from the date of delivery and that she is to notify management when the dumpster is delivered and removed. Motion passed.

- Quotes for Tree Services in the Park – The Board of Directors were provided with a quote from Aspen SaveATree on the cost of pruning the trees in the park and spraying them to prevent insects. The Board is awaiting another quote from Aspen Tree Service as a comparative bid.

Director Michael Kendrick moved and Director Pete Guglielmo seconded to approve the trees getting pruned in the park and sprayed for insects. Motion passed. Once the second quote is received, the Board will vote to approve which vendor to use via email.

- The Board of Directors also received a quote on the cost to trim the tree overhanging the road in front of 96 Hopi. The Board would like management to continue to reach out to the county to address pruning of this tree.

PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

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

With the amount of cash in the bank, the Board asked management to move \$117,000 into a new CD with Edward Jones.

Annual Increase to Monthly Assessment 1/2024 to \$238.00

Every year the HOA dues for Sopris Village increase by 6.9%. As of January 1, 2024 the HOA dues will increase to \$238.00 per month. The Board asked management to update the HOA website with this information, and to add it to the monthly invoices that are emailed out.

ADL translation proposal / comparative bid?

At the June 21st Board meeting, the Board voted to approve the proposal from ADL services in the amount of \$1,200.00 to translate all PDF documents online that would include the governing documents, governance policies, ACC rules, Rules and Regulations and ACC Applications for improvements and painting.

Director Michael Kendrick gave a brief description of using online services to convert the website into Spanish and what his fees would be for performing this work - \$500.00 would be the cap.

As Directors Janine Gunning and Mike Meiners were not present at this meeting, there were not enough Board Directors present to make a vote on Michael Kendrick doing this work.

As such, Director Brandi Rice and Director Pete Guglielmo moved to approve that the website does need to be converted into Spanish using online services and that the Board will vote on if Michael Kendrick will do this work or not via email. Motion passed.

Revised CC&Rs Document Discussion

The Board will discuss this Agenda item at the next meeting in September when all Directors are present.

Road Signs

The Board will discuss this Agenda item at the next meeting in September when all Directors are present.

Park Maintenance

The Board discussed and agreed that the fencing in the park, playground and pump houses need to be repainted. The Board asked management to find at least two bids from two painting companies on the cost to have this work performed by the end of this year.

4. WATER

Water infrastructure replacement project update

There was no update to provide at this month's meeting.

Discussion on Creating a Water Committee

The Board received email from Molly, legal counsel, regarding the formation of a Water Committee. Molly informed the Board that the CC&Rs allowed for the creation of a committee and that a Board Director should chair the committee as well as a

Committee Charter needs to be created which explains the authority of the committee. The Water Committee will be advisory in nature and provide advice to the Board on options in relation to the water infrastructure replacement project. Molly will review this Charter before it is approved by the Board.

Director Micael Kendrick moved and Director Brandi Rice seconded to approve the formation of a Water Infrastructure Replacement Project Committee with Director Pete Guglielmo as Chair of the committee. Motion passed.

5. ADJOURNMENT

Director Pete Guglielmo moved and Director Brandi Rice seconded to adjourn the Board Meeting at 7:13PM MST. Motion passed.

The next Board Meeting will be on September 6, 2023.