

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

April 3, 2024

6:00 p.m.

Eagle County Community Center
20 Eagle County Drive, El Jebel, CO 81621

Board Members:

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

Directors Present:	Mike Meiners Peter Guglielmo Janine Gunning Brandi Rice Heather Smith	President Board Director Vice President Board Director Board Director
Directors Absent:	None	
Property Manager Present:	Megan Rodman	Property Manager
SGM:	Chris Lehrman	Project Manager
High Country Utility Services:	Adrian Aguilar	Owner
Owners Present:	David Johnson Joe Wilson Chance Larson Amy Semler John Eaton Sergio Yanez Jim Sinsel Paige Hutchinson Erik Westerman Susan Chism Janet Madden Ralph Gunning	97 Cheyenne 32 Hopi 25 Navajo 99 Kiowa 48 Hopi 144 Navajo 128 Navajo 48 Navajo 16 Hopi 126 Kiowa 80 Navajo 81 Cheyenne

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:10 PM MST.

2. MARCH 6, 2024 BOARD MEETING MINUTES

Director Mike Meiners provided revisions to Management and the rest of the Board. After review the Board agreed by consensus to have the revisions made.

Director Brandi Rice moved and Director Pete seconded to approve the revised March 6, 2024 meeting minutes with the proposed changes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

- Paige Hutchinson – asked for the tree on 96 Hopi overhanging the street be trimmed back.

Management has already reached out to Eagle County for them to address as they are responsible for maintaining the roads. Eagle County will address this in the Fall, however Management has pushed them to address this Spring.

4. PROPERTY MANAGERS REPORT

Notices of Delinquency

- 217 Navajo – Owner requests the Board to consider waiving all late fees, a total of \$100.00 and they will then pay the remaining delinquent balance of \$1,116.00 plus \$238.00 for April dues, a total of \$1,354.00 to bring their account current by the end of April.

Director Pete Guglielmo moved and Director Mike Meiners seconded to approve waiving half of the late fees incurred by 217 Navajo as long as payment in full is made by May 1, 2024. Failure to pay the remaining late fees owed, will result in the Owner then being responsible for paying the full amount of late fees owed. Motion Passed.

- 223 Hopi – Owner requests the Board to consider waiving half of the late fees incurred, a total of \$150.00 and to enter into a payment plan to pay the remaining delinquent balance owed of \$1,070 (not including current HOA dues) in roughly 3 to 4 months.

Director Pete Guglielmo moved and Director Mike Meiners seconded to approve waiving half of the late fees incurred by 223 Hopi by August 1, 2024. Failure to pay the remaining late fees owed and the delinquent balance by August 1, 2024, will result in the Owner being responsible for paying the full amount of late fees owed and the delinquent balance. Motion Passed.

- 80 Ute – Owner requests the Board to consider waiving all late fees, a total of \$225.00. The owner has paid off their delinquent balance in its entirety already.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve waiving half of the late fees incurred by 80 Ute as long as payment in full is made by May 1, 2024. Failure to pay the remaining late fees owed, will result in the Owner being responsible for paying the full amount of late fees owed. Motion Passed.

Financials/ Accounts Payable

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

Director Janine Gunning asked if Management had charged twice for March Accounting/Bookkeeping fees. Management clarified that there was only one charge for the month of March for \$100.00.

Director Mike Miners moved and Director Brandi Rice seconded to approve the March financial reports as presented. Motion Passed.

Well House #2 Door Lock Update

Management has coordinated with Joe Hernandez with Village Locksmith to handle unlocking the door for Well House #2, providing extra sets of keys and installing a new keypad door lock.

Director Mike Meiners moved and Director Brandi Rice seconded to approve of Joe Hernandez unlocking the door for Well House #2 and for a budget of \$500.00 to replace the lock with a keypad that did not require batteries or electrical wiring. Motion Passed.

Park Tree Update

Director Janine Gunning reported that Arbor Works will not be able to foam and strap the trees in the park. The HOA will need to find a local company to address the splitting trees. Director Mike Meiners will reach out to EarthWise to get a quote.

Bear Patrol Annual Review

The Board of Directors discussed whether or not they wanted to continue with having weekly Bear Patrol from May 1 to December 1.

Director Mike Meiners moved and Director Brandi Rice seconded to approve having Bear Patrol from May 1 to December 1, 2024. Directors Janine Gunning and Heather Smith voted against this motion. Director Pete Guglielmo voted to approve, Motion Passed.

2024 Community Yard Sale

The Board of Directors agreed by consensus to have the Sopris Village Community Yard Sale on June 1, 2024.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve having the Community Yard Sale on June 1, 2024.

Management will send a Spring 2024 Newsletter to all owners and include the date of the yard sale in that newsletter.

5. WATER

Lead and Copper testing update – March Contact expected

Director Mike Meiners reported that the state will perform a site visit at the end of April to inspect all equipment in relation to the water system for Sopris Village HOA.

Storage Tank Overflow

On March 14, 2024, at approximately 8:30AM Management and High Country Utility Services were called to respond to a flow of water running down the road from the 100,000-gallon storage tank on the hillside above the Shadowrock neighborhood. The water had overflowed out of the tank, down the drainage for the overflow and onto a construction lot, then made its way down the road and into a storm drain. The water created no structural damage, and the water flow stopped within minutes of the initial report.

HCUS was scheduled to take monthly water quality samples from the treatment facility. A total coliform sample to detect E. coli and Bacteria was collected from the sample point inside the pumphouse at the park in Sopris Village. To take samples, a pump from the well was turned on in a “hand” position to allow water to flow while taking a representative sample of the water. The tank level was at a low level before taking the sample and allowing the well to turn on then generates flow to fill the storage tank. After the samples were taken and the facility inspections were complete. HCUS walked out of the door to deliver samples to Snowmass Labs but did not put the pump back in the Auto position. It took approximately an hour and half before the tank level was at the point of overflowing. At the time no alarm system was installed to notify an operator of a “high tank alarm.” The event was created by operator error but could have been prevented with an alarm system. HCUS has an alarm system on order and waiting for delivery to install.

The Storage tank is located across highway 82 with 1 water main filling the tank and also distributing the water to Sopris Village. This lot sits above the Shadowrock neighborhood. Before the townhomes were built at Shadowrock the storage tank had a designated overflow route from the tank to the ditch without obstruction. Today there are 30 multi- residential structures worth 2-3 million dollars each that are constructed below the tank. And what looks like 8 buildable lots in the future. There is no route for the water that overflows from the tank other than down the hillside. HCUS has not seen documentation of easements for Sopris Village to operate the system in the future. Storage tanks are designed to overflow and should be allowed to overflow when needed. Typically, operators use overflows during flushing and maintenance practices instead of flowing fire hydrants to freshen up the water quality and not stir up sediment in the water. Easements, and path for water flow due to water main breaks, tank failure and flushing need to be discussed.

The project manager for Shadow Rock, Jeff Spanel is aware of the easement and overflow issues and has been directed to speak with Scott Grosscup, the water attorney for Sopris Village HOA to discuss what he proposes to do to mitigate.

High Country Utility Services recommends installing a culvert to divert the water from the tank, underground that is large enough to take on overflow, and prevent the Shadowrock homes from being flooded. In addition, the installation of an alarm system would be recommended.

Pump/Tank Alarm

The Board of Directors approved via email the cost to install a new water tank alarm system. Management in conjunction with High Country Utility Services completed a contract with Sensaphone for one year.

Director Mike Meiners moved and Director Brandi Rice seconded to approve the contract with Sensaphone for a water tank alarm system for one year. Motion Passed.

Roaring Fork Engineering Proposal

Director Pete Guglielmo provided to the rest of the Board the complete revised Roaring Fork Engineering Proposal. Total cost of the proposal was \$5,500 for time and material. The purpose of engaging Roaring Fork Engineering is for them to start the process of gathering information on behalf of the HOA regarding financing options the HOA has available to fund help the water infrastructure replacement project.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve the Revised Roaring Fork Engineering Proposal. Motion Failed.

Discussion on Main Line Pipe Material Composition

Chris Lehrman, from SGM, who originally did the Reserve Study of the water system for Sopris Villag in 2016 said that the report was based off of an “as built” report. The lifetime of a water pipe depends on numerous factors such as how it was installed, the soil its in, usage and maintenance. Chris found literature that supported the given life expectancy for the piping in Sopris Village as presented in his report from 2016. Currently there are no breaks or leaks in the pipe that the HOA knows of, but this is hard to determine with none of the water in Sopris Village being metered. All of the service lines are shared and there is no shut off valves so if there was a break, it would effect multiple homes in Sopris Village. Chris said there is no timeline for when it should be replaced. He also reported that while educated guesses can be made for what type of pipe is in the ground, he does not know for sure. It is up to the HOA to determine if it wants to spend the money to dig in multiple locations to identify the type of pipe in the ground.

Adrian Aguilar, from High Country Utility Services noted that Sopris Village piping has low pressure. Adrian does not know what type of piping is in the ground either.

Director Mike Meiners noted that in 2007/2008 as a part of the construction of Shadowrock, they broke the main water line during construction, and that they could have records of what the pipe was in the ground. Adrian can reach out to the builder of Shadowrock at the time to see if they have any records. Adrian also said that sample points could be put in the system to test the water better and to test what kind of pipe is in the ground.

Chris Lehrman noted that Sopris Village was built in two phases, and if sample points were to be dug, multiple locations would need to be dug to sample.

Adrian also said that running the water system as is, is okay, there is no immediate danger or known hazards. If sample points were to be dug, it would be best to find the oldest section of pipe and go from there.

Director Heather Smith moved and Director Janine Gunning seconded to approve Adrian to collect information on the costs to dig multiple sample points in the HOA to identify the type of pipe being used in Sopris Village. Motion Failed.

6. WATER COMMITTEE

Director Pete Guglielmo informed the Board of Directors that they discussed the draft Charter for the Water Committee, and also decided to hold monthly Water Committee meetings on the third Wednesday of every month.

Management asked that the Board approve the Committee to use HOA funds to book the Eagle County Community Center for in person meetings.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve the Committee using HOA funds to book the Eagle County Community Center for their meetings. Motion Passed.

7. ADJOURNMENT

Director Mike Meiners moved and Director Heather Smith seconded to adjourn the Board Meeting at 8:25 PM MST. Motion passed.

The next HOA Board meeting will be on May 1, 2024 at the Eagle County Community Center.