

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

September 6, 2023

6:30 p.m.

Eagle County Community Center
20 Eagle County Dr, El Jebel, CO 81623

Board Members:

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

Directors Present:	Mike Meiners Peter Guglielmo Janine Gunning Brandi Rice	President Board Director Board Director Board Director
Directors Absent:	Michael Kendrick	Vice President
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Jerome Scheinbaum/ Jill Radel Tyler Stevens David Johnson Julia Theisen	145 Cheyenne 280 Arapahoe 97 Cheyenne 199 Arapahoe

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:34 PM MST.

2. MINUTES FROM AUGUST 9, 2023

The Board of Directors were provided with the draft minutes from the August 9, 2023 Board Meeting.

Director Brandi Rice moved and Director Mike Meiners seconded to approve the draft August 9, 2023 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

Board Comments:

- Preliminary Budget discussion to begin next month – October
 - Director Janine Gunning asked that we pay attention to increasing the budget item for QuickBooks Payment fees for allowing homeowners to pay their HOA assessments online via credit and debit cards and ACH transfers.
- The Board would like to have the Annual Meeting either the first or second week of December on a Wednesday – either December 6th or 7th pending availability.

PROPERTY MANAGERS REPORT

Homeowner request to waive late fees – 144 Hopi

The Board of Directors considered waiving 3 months of late fees, a total of \$75.00 for the Owner of 144 Hopi.

Director Pete Guglielmo moved and Director Brandi Rice seconded to not waive the late fees of \$75.00. Motion Passed.

Financials/ Accounts Payable

The Board of Directors reviewed the financial reports for the month of August – Balance Sheet, Budget v Actuals month to date, Budget v Actuals year to date, Check Detail and Profit and Loss.

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

Annual increase to monthly assessment 1/2024 \$238.00

The Board of Directors would like to remind the homeowners that the annual assessment will be increasing to \$238.00 on January 1, 2024.

Well house alarm/ Comcast service agreement update

Director Michael Kendrick was absent at this meeting thus unable to provide an update.

ADL translation proposal / comparative bid?

The Board of Directors voted via email to allow Director Michael Kendrick to perform the work to translate documents on the website outside of what documents ADL Services will be translating into Spanish, with a cap of \$500.00.

Road Signs

The Board would like to ask Eagle County about adding more speed limit signs to Arapahoe, Navajo, Kiowa and Ute. Director Janine Gunning volunteered to reach out to the county asking for signs and to report back to the Board with her findings in October.

Park Maintenance

Management had a meeting with Colorful Colorado Painting on Thursday, September 7, 2023 to discuss the scope of work to be done in the park and to get a estimate from them on cost. Management has also contacted Orellana Painting and Forrest Painting. Other work that the Board would like to have done in the park is maintenance to the playground, fixing the trash can, the fixing the generator and well house doors and park signage.

Tree Maintenance proposal. Scope of Work

The Board of Directors received two estimates on tree maintenance from Aspen Arborist and Aspen SaveATree. The estimate from Aspen Arborist was more broad, and the estimate from Aspen SaveATree was more specific. Director Janine Gunning has another company she would like to reach out to with the scope of work provided to the other companies to get another bid. No action was taken at this time, the Board will discuss this topic again at the October meeting.

Revised CC&Rs Document Discussion

The Board discussed revisiting sending out the revised CC&Rs again out for another vote. The Board concurred with its former vote to not move forward again with this project and to leave the current CC&Rs as is.

4. WATER

Water Infrastructure Replacement Project Update

Management has applied for a grant to get help for Sopris Village with coming into compliance with determining lead and copper piping.

Water Infrastructure Replacement Project Committee

Management provided the Board with examples of committee charters to use from other HOAs. Tyler Stevens, homeowner, was present at the meeting and suggested reaching out to Roaring Fork Engineers to get help with finding someone to take over the lead on the water infrastructure replacement plan to provide structured guidance on options to replace the water infrastructure, financing options and next steps at this moment in time.

5. ADJOURNMENT

Director Pete Guglielmo moved and Director Brandi Rice seconded to adjourn the Board Meeting at 8:51PM MST. Motion passed.

The next Board Meeting will be on October 4, 2023.