

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

September 4, 2024

6:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/96567192857?pwd=AGtedxOS6kDFzpaDMsKF3CvudbjyvH.1>

Meeting ID: 965 6719 2857

Passcode: 644258

Dial by your location: +1 719 359 4580 US

Board Members:

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

Directors Present:	Mike Meiners	President
	Janine Gunning	Vice President
	Peter Guglielmo	Board Director
	Heather Smith	Board Director
	Brandi Rice	Board Director

Directors Absent: None.

Property Manager Present: Megan Rodman Property Manager

Owners Present: None.

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:15 PM MST.

2. AUGUST 7, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed and considered for approval the draft meeting minutes for August 7, 2024.

Director Mike Meiners had the following changes:

- Director Mike Meiners informed the Board that he has contacted Eagle County and Basalt Roaring Fork Fire Protection District and the manager of Crown

Mountain Park to have the grass mowed and taken care of along the fence of Arapahoe.

- Director Mike Meiners also noted that on page 5 of the minutes regarding the sanitation survey that was conducted was conducted in 2020.
- Finally, on page 7, the next Board meeting will be in Zoom versus in person at the Eagle County Community Center.

Director Mike Meiners moved and Director Brandi Rice seconded to approve the draft August 7, 2024 meeting minutes with the above changes. Motion Passed.

3. ITEMS NOT ON THE AGENDA

- Director Mike Meiners asked for an update on getting quotes on gutters for the well house.
 - Management has contacted MD Gutters & Umbrella Roofing to collect estimates. Management will coordinate meetings with Mike Meiners and these companies to meet to discuss the work that needs to be done.
- Management has contacted Eagle County regarding booking the Sopris Room for the Annual Meeting on December 4, 2024 – no response yet. Management sent a follow-up email.
- The Board at the last meeting has asked for a letter to be written regarding the aggressive dogs in Sopris Village to the Board of County Commissioners. Management sent this request to legal and will follow up.

4. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

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

Preliminary 2-25 Budget Discussion

The Board of Directors discussed the following line-item changes:

- Bank Service Charges – remove
- Dues and subscriptions – increase to \$1,600
- Postage – decrease to \$200.00
- Accounting fees – increased to \$1,800
- Financial Review/Audit – increase to \$7,500
- QuickBooks Payment fees – increase to \$4,000
 - Management to provide reports on who uses this service, is it necessary? How can we lower this fee?
- Trash Service – increase to \$75,000. Management to go out for bid with Waste

Management to see if fees are comparable. Management to also check on recent price increases in July-August bills.

- Utilities – increase to \$4,000
- Drinking Water Fee ANNUAL – remove
- Water Hydrants - remove
- Water Infrastructure Legal – decrease to \$1,250.00
- Water System Management – add budget of \$7,000
 - Add Water System Operation – budget of \$6,000
 - Add Chemicals – increase to \$1,200
 - Add Lab tests – increase to \$3,500
 - Add Water Supplies/Materials (was WTP) – increase to \$1,300
 - Add Water System Capital Improvements – budget \$30,000
 - Water Tank
 - Ladder
 - Fence
 - Light
 - Well House
 - Generator
 - Electric
 - System Improvements
 - Leak Detection
 - Potholes/Samples
 - New Water System – remove
 - Reconciliation Discrepancies - remove

5. **WATER COMMITTEE UPDATE**

The Board of Directors were provided with an update from Pete Guglielmo from the last Water Committee meeting of the following items:

- 1) First priority for 2025: Fencing around the water tank and ladder. State requirement
- 2) Pump house needs a 110/220 volt pigtail to run a generator for possible power failure
- 3) Replace old valve on Hopi, between Zuni and Ute, and at the same time see what our water pipes are made of, along with a sample point.

Locate water pipes and valves 2025

Leak detection in 2025

Having meters, backflow valves and relief valves installed in homes.

Look into grant money from the government that is available to offset the cost our upgrade to our water system.

Construction rules and regulations (standards) for new repairs and installations by outside contractors.

Require the water valve shut off be located, if location is not known by the homeowner, before the house is sold.

Having Roaring Fork Engineering our consultant in above projects.

Following discussion, the Board of Directors would like High Country Utility Services to provide a working document of items Adrian would like the HOA to address, showing high priority, medium priority and low priority so the Board has a working document that they can track everything.

6. ADJOURNMENT

Director Mike Meiners moved and Director Brandi Rice seconded to adjourn the Board Meeting at 7:41 PM MST. Motion passed.

The next HOA Board meeting will be on October 2, 2024 at the Eagle County Community Center.