

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

May 3, 2023

6:30 p.m.

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

Board Members:

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

Directors Present:	Mike Meiners	President
	Michael Kendrick	Vice President
	Peter Guglielmo	Board Director
	Brandi Rice	Board Director
	Janine Gunning	Board Director
Directors Absent:	None	
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Jessie Caparrella	100 Arapahoe
	Heather Smith	80 Arapahoe
	Peter Hoffman	160 Hopi

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:35 PM MST.

2. MINUTES FROM APRIL 5, 2023

The Board of Directors were provided with the draft minutes from the April 5, 2023 Board Meeting.

Director Pete Guglielmo moved and Director Janine Gunning seconded to approve the draft April 5, 2023 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

Homeowner Comments:

- None.

Board Comments:

- Director Janine Gunning wanted to discuss removing the Bear Patrol service. The Board requests that the current individual doing Trash Patrol present a contract that describes the services being provided for the Board to review.

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, Profit and Loss, and Accounts Receivable report.

Director Mike Meiners moved and Director Michael Kendrick seconded to approve April financial reports as presented. Motion Passed.

CD's Update Brian Dow

The Board discussed if they wanted to continue with moving the HOA's CDs to Brian Dow or keep them with Edward Jones.

Director Michael Kendrick moved and Director Mike Meiners seconded to keep the CDs with Edward Jones and split up the money so that every three months a CD comes to term, 6, 9, 12. Motion Passed.

5. WATER

Alarm System

The alarm system is no longer operational that would alert EPC when something was going wrong with the water system for Sopris Village. The cost to install a new alarm system would be \$2,000 plus \$85 annual subscription, plus an additional cost of monthly internet service.

Director Michael Kendrick moved to pay the \$2,000.00 internet based hard wire alarm system, if it can provide additional internet connection capabilities, Director Mike Meiners seconded. Motion Passed.

EPC Contract / High Country Utility Services proposal update

The EPC has asked that Sopris Village sign a new contract with the EPC. The Board has reached out to Adrian Aguilar, who previously reached out to the Board asking the Board to take over operation of the water system, asking for a proposal on what he would charge to operate the water system. The Board has not yet received a new proposal. Management to reach out for an update on a proposal from Adrian Aguilar.

Testing Update

The water has not yet been tested for PFAS.

Lead pipe, copper verification update

The State has mandated that every homeowner report what type of piping they have coming into their house by October 2024. Mike Meiners has reached out to the county to see if there are any records on what type of piping was used when Sopris Village was built, no records have been found.

Eagle County Open Space Update

Mike Meiners reached out to the county to see if they would be interested in purchasing the open space land that Sopris Village owns to see if they would be interested in purchasing the land to keep it as Open Space.

Determine SVHOA Community Yard Sale Date

The Board agreed by consensus to have the Community Yard Sale on June 3, 2023. Megan will send out a Newsletter to all homeowners.

Spring Newsletter

Director Brandi Rice and Director Pete Guglielmo seconded to approve the presented draft Spring Newsletter to be sent to all homeowners. Motion Passed.

6. WATER INFRASTRUCTURE REPLACEMENT PROJECT UPDATE

The Board had a work session with Mid Valley Metro's Attorney, presented the plans provided by SGM and bids that two construction companies had submitted on what the project would cost. What members of the Board have asked Mid Valley to do is to take the individual costs listed in the bids that Sopris Village has and get back to the Board on what items they would finance, and which ones they would not. Mid Valley would only finance in phases, not all at once. Sopris Village's Water Attorney is working with Mid Valley's attorney to work out costs that would be financed. Scott Grosscup will also look at what grants Sopris Village can apply for, the water attorney for Sopris Village HOA.

7. ADJOURNMENT

Director Mike Meiners moved and Director Janine Gunning seconded to adjourn the Board Meeting at 7:41 PM MST. Motion Passed.

The following items were not discussed at the May 3, 2023 meeting due to time constraints and will be discussed at the next Board meeting in June:

- ADL translation proposal/ comparative bid?
- Road signs
- Revised document discussion