

# MINUTES

## SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

June 21, 2023

6:30 p.m.

### Join Zoom Meeting

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:

Debbie Arbaney	49 Cheyenne
David Johnson	97 Cheyenne
Paige Hutchinson	48 Navajo
Heather Smith	80 Arapahoe
Kristin Strobe	223 Hopi
Alison Johnson	200 Arapahoe
Leah Smith	280 Arapahoe
Courtenay Wright	64 Hopi
Andy Gillis	19 Zuni
Kimberly	23 Ute
Alan Styers	80 Arapahoe
Aaron Hoover	79 Ute
Doug Crawford	200 Arapahoe
Deb Hancock	191 Navajo
Brian Gaddis	319 Arapahoe

Mitch Miller	79 Arapahoe
Kim Shultz	180 Arapahoe
Cynthia Zajac	65 Cheyenne
Jose Serrano	240 Arapahoe
Jose & Jennifer Magana	220 Arapahoe
Susan Chism	126 Kiowa
Joe Wilson	32 Hopi
Scott Condon	64 Ute
Tyler Stevens	280 Arapahoe

**1. CALL TO ORDER**

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

**2. MINUTES FROM MAY 3, 2023**

The Board of Directors were provided with the draft minutes from the May 3, 2023 Board Meeting.

Director Mike Meiners asked for the following corrections to be made:

- Meeting location should be in-person at Eagle County Community Center, not via Zoom
- Under Water, there was an extra paragraph that was from the prior minutes, and should be removed
- Correct “PAFS” to “PFAS”

With the above corrections made, Director Mike Meiners moved and Director Michael Kendrick seconded to approve the draft May 3, 2023 meeting minutes as amended. Motion Passed.

**3. ITEMS NOT ON THE AGENDA**

Homeowner Comments:

- None.

Board Comments:

- Director Mike Meiners asked the Board if everyone is okay with still having the meeting on July 5<sup>th</sup>.

Director Mike Meiners moved and Director Pete Guglielmo seconded to approve moving the meeting to July 12<sup>th</sup>, 2023 at 6:30PM at the Eagle County Community Center. Motion Passed.

**4. PROPERTY MANAGERS REPORT**

Financials/ Accounts Payable

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

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

Sopris Village Homeowners Association, Inc. v Mercatoris, Michael & Elizabeth – Payment Proposal

The Board discussed if they wanted to grant the homeowner request provided by legal counsel.

Director Michael Kendrick moved and Director Mike Meiners seconded to grant the payment schedule as presented by legal counsel. Motion Passed.

EPC contract / High Country Utility Services proposal update

The EPC has been the water management company for Sopris Village for many years. In January, the EPC sent a contract to Sopris Village HOA to sign with updated fees and services. High Country Utility Services has also sent in a request to take over management of the water system for Sopris Village. In this request, no pricing was provided. Director Mike Miners will reach out to High Country Utility Services for proposed pricing and services to be provided. High Country's owner Adrian Aguilar, lives in Sopris Village. The Board at this time agreed that since the HOA is in the middle of the PFAS water testing with EPC, the Board would like to defer changing water management companies at this time. Once testing is complete, then the Board will explore if they want to change management companies of the HOA water system.

ADL translation proposal / comparative bid

ADL Services provided a proposal 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 has been testing services that can translate the website into Spanish. The service he has been exploring can translate everything on the website, except PDF documents.

Director Michael Kendrick moved and Director Brandi Rice seconded to approve the proposal from ADL Services to translate the governing documents, governance policies, ACC rules, Rules and Regulations and ACC Applications. Motion Passed.

Trash Patrol Discussion

There have been 3 trash violations thus far since May 1. The Board discussed whether if they want to continue having weekly trash patrol. The Board was provided with a contract and COI from Zakover LLC, who has been providing the trash patrol service for the last 3 years. The Board asked management to inquire with Mountain Waste and Recycling what it would take to get bear proof trash cans for the HOA.

Director Mike Meiners moved and Director Michael Kendrick seconded to approve the presented contract from Zakover LLC to preform trash patrol. Motion Passed.

#### Dog Waste Station

The Board discussed putting a dog waste station at the end of Yuma. Scott Condon (homeowner) commented that there are buckets around Crown Mountain Park for dog waste. Director Michael Kendrick will place a bucket at the end of Yuma for collection of dog waste. Management will remove the contents on a weekly basis. The Board will not be purchasing a Dog waste station to go at the end of Yuma at this time.

#### Revised CC&Rs Document Discussion

The Board would like homeowner comments and feedback for why people did not vote on the revised CC&Rs that were mailed out last year. The Board reiterated what occurred with the Boards last attempt to revise the current CC&Rs. Homeowners present at the meeting were informed that the documents sent out via mail are posted online, as well as a letter describing what changes were made for their review. No action was taken at this time.

### **5. WATER**

#### Alarm System

The Board discussed having an alarm system installed that would alert the water management company (EPC) of when the system is experiencing problems. The Board is waiting to hear back from the EPC if they can provide additional internet connection capabilities with the installation of an alarm system. The Board has not yet received a response on this, Michael Kendrick and Mike Meiners will follow-up.

#### Testing Update

PFAS has been tested for Sopris Village's water. The results are not yet in.

#### Led 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. The Board will put together a form for homeowners to fill out to be compliant. At this time, the Board is not aware of any led piping being used in the HOA, but that is why the State is requiring all HOAs to find this information out.

#### Eagle County Open Space update

Eagle County is interested in purchasing the Open Space that Sopris Village owns. Eagle County will send out an appraiser to determine the value of the land and get back to Sopris Village. Mike Meiners has been in contact with Marsha Gilles from Eagle County Open Space. No commitments have been made by the Board to sell this land, this is purely information only.

#### Water Update

Scott Grossup is still waiting to hear from Mid Valley Metro on what their offer would be if the HOA were to have them take over management the water system. Currently the Board is exploring options for funding the water infrastructure project. Homeowner comments were made on if the Board was planning to sell water rights to Mid Valley Metro. The Board is not planning on selling water rights.

The Board of Directors adjourned the open session of the Board Meeting to discuss matters relating to written communication from legal counsel at 9:05pm.

The Board adjourned the executive session portion of the Board Meeting at 9:23PM MST.

The Board reconvened the Board Meeting back into open session at 9:30PM MST.

**6. ADJOURNMENT**

Director Mike Meiners moved and Director Michael Kendrick seconded to adjourn the Board Meeting at 9:41 PM MST. Motion Passed.