

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

October 16, 2023

6:30 p.m.

Via Zoom

<https://zoom.us/j/98491549695?pwd=VUttalpJZ01TZXk1dmVBYmxKcHBMUT09>

Board Members:

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

Directors Present:	Mike Meiners Michael Kendrick Peter Guglielmo Janine Gunning Brandi Rice	President Vice President Board Director Board Director Board Director
Directors Absent:	None.	
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Tyler Stevens	280 Arapahoe

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:33 PM MST.

2. MINUTES FROM SEPTEMBER 6, 2023

The Board of Directors were provided with the draft minutes from the September 6, 2023 Board Meeting.

Director Mike Meiners moved and Director Brandi Rice seconded to approve the draft September 6, 2023 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

Board Comments:

- Director Brandi Rice noted that there is a strong smell of marijuana in the neighborhood around Navajo. We don't know where it is coming from, but the Board asked Management to speak with Eagle County and get their advice on how to proceed.
- Megan Rodman informed the Board that the Sopris Room is available December 6, 2023 at the Eagle County Community Center for the Annual Meeting. The Annual meeting will start at 6:00pm, votes for the open Board Director seats will be due by 5:30pm.
- Director Michael Kendrick informed the Board that running internet to the pump house in the park will no longer work as the cost to install would be \$5,000.00.

Homeowner Comments:

- Tyler Stevens complimented the company, Arbor Works, that trimmed the trees in the park saying they did a good job and also thanked Janine Gunning for finding that company to do the work.

PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

Director Janine Gunning asked for the total cost spent on Trash Patrol. Management reported YTD \$2,400. Total trash violations sent YTD: 13.

Director Mike Meiners moved and Director Brandi Rice seconded to approve of the September 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 informed the Board that this project will no longer be going through as the cost to install internet is \$5,000.00.

ADL translation proposal / comparative bid?

Director Michael Kendrick is working on translating the website with the maximum expenditure of \$500.00.

Road Signs

Janine has contacted Eagle County requesting two speeding signs be added in Sopris Village, she is awaiting a response still from Eagle County.

Park Maintenance

Director Mike Meiners is working on putting together a proposal of scope of work of items to be done in the park. This will be worked on over the winter ready for bids in the spring.

Annual Meeting Schedule

The Board of Directors agreed by consensus that the Annual Meeting will be held on December 6, 2023. The Annual Meeting will start at 6:00pm. Votes for the open Board Director seats will be due by 5:30pm.

Preliminary Budget Discussion

The Board of Directors reviewed the first draft of the proposed 2024 Budget. They reviewed the following items:

- Cash Carry Forward - \$27,647.50
- QuickBooks Payments & Fees 2023 actuals: \$2,833.97
- Trash (Mountain Waste): call Doug Goldsmith to get a handle on costs
- Trash Patrol costs
- CenturyLink: look into cancelling service of having a land line. Director Mike Meiners will check with Alan & Linda from the EPC first if this service can be cancelled.
- Add a line item to put in a budget on how to contract out the collection of PSAS testing expenses

4. WATER

Water Infrastructure Replacement Project Update

There is no progress to report on this project at this time. Director Mike Miners has forwarded the rest of the Board news on PFAS testing.

Water Infrastructure Replacement Project Committee Charter

Management provided the Board with a draft of a Committee Charter for the Water Infrastructure Replacement Project Committee and a Committee Policy for Sopris Village HOA. The Board would like to present these two documents to the homeowners to see if there would still be interest in people joining this committee. The Board would also like to extend the terms to two years, versus just one year. Management is to send out an email to all homeowners to gauge interest.

Tyler Stevens, a homeowner, recommended that a professional from his firm, Maggie with Roaring Fork Engineering, speak with Peter Guglielmo on what Sopris Village is looking for, and then possibly have her speak at the next Board meeting in November to take over this project professionally.

Director Mike Meiners will follow up with Scott Grosscup on getting a response from Mid Valley Metro.

The Board would like to further review the Committee Policy 2023-1 and vote via email once further review has been done. Change the terms to 2 years.

5. **ADJOURNMENT**

Director Mike Meiners moved and Director Michael Kendrick seconded to adjourn the Board Meeting at 8:10 PM MST. Motion passed.

The next Board Meeting will be on November 8, 2023.