

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

January 3, 2024

6:30 p.m.

Join Zoom Meeting

<https://zoom.us/j/93857312311?pwd=Sy9VOHVzV3NTaCtjckw0dldCczg4Zz09>

Meeting ID: 938 5731 2311

Passcode: 035954

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 Peter Guglielmo Janine Gunning Brandi Rice Heather Smith	President Board Director Vice President Board Director Board Director
Directors Absent:	None.	
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Paige Hutchinson	48 Navajo

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:32 PM MST.

2. CERTIFICATION OF ELECTION RESULTS

A total of 80 Written Ballots were received for the Election of Directors. All ballots have been verified and counted. The following candidates were voted to serve the following terms on the Sopris Village Board of Directors whose terms will begin on January 1, 2024:

- **Pete Guglielmo:** 2-year term
- **Janine Gunning:** 2-year term

- **Heather Smith:** 2-year term

3. ELECTION OF BOARD OF DIRECTOR OFFICERS

Director Brandi Rice nominated Director Mike Meiners for Board President, Director Janine Gunning seconded. Motion Passed.

Director Heather Smith nominated Director Janine Gunning for Vice President, Director Mike Meiners seconded. Motion Passed.

4. ITEMS NOT ON THE AGENDA

The following items were discussed:

- The next HOA Board meeting will be in person at the Eagle County Community Center.

5. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

There were no questions on the November financials.

Director Mike Meiners moved and Director Janine Gunning seconded to approve the November financials as presented. Motion Passed.

Director Janine Gunning had clarifying questions on the December Accounts Receivable report, Check Detail report and year end fees associated with Bear Trash Patrol and QuickBooks processing fees, which Management answered.

Director Heather Smith asked if the rate increase on the Mountain Waste & Recycling bill had been resolved – Management confirmed it had and that the HOA had received a credit for December.

Director Janine Gunning moved and Director Brandi Rice seconded to approve the December financials as presented. Motion Passed.

Waiver of Late Fees for 220 Arapahoe

The homeowner of 220 Arapahoe notified management that they no longer wished to receive a waiver of the late fees owed and had already sent in payment for the late fees.

6. REVIEW ADRIAN AGUILAR/ HIGH COUNTRY UTILITIES PROPOSAL

The Board of Directors reviewed a proposal from High Country Utilities to take over management of the water system in Sopris Village. This would result in the termination of the current contract of water system management with EPC.

Director Mike Meiners moved and Director Heather Smith seconded to approve of the proposal from High Country Utilities to take over water system management and to terminate the current contract with EPC. Motion Passed.

7. REVIEW WELL HOUSE GENERATOR REPAIRS

The Board of Directors decided to hold off on repairs to the generator until High Country Utilities takes over management of the water system and can provide recommendations on how to best proceed.

8. ROARING FORK ENGINEERING PROPOSAL

The Board of Directors reviewed the proposal for Roaring Fork Engineering. Director Pete Guglielmo will be calling Maggie McHugh to discuss if the options of becoming a Special District are actually viable. Director Janine Gunning will contact the Department of Local Affairs to also inquire about Sopris Village becoming a special district. No further action was taken at this time.

9. WATER COMMITTEE

The Board of Directors discussed next steps in the formation of a water committee. The Board asked that Management send out another email to see if any homeowners are interested in joining the committee, so far, only Janine Gunning has expressed interest. The deadline for homeowners to join the committee will be February 28, 2024. The Board also asked Management to reach out to the following homeowners who have verbally expressed interest:

- Jerry Scheinbaum
- Andy Gillis
- Tyler Stevens
- Paige Hutchinson
- Michael Kendrick
- Joe Wilson

10. ADJOURNMENT

Director Mike Meiners moved and Director Brandi Rice seconded to adjourn the Board Meeting at 8:02 PM MST. Motion passed.

The next HOA Board meeting will be on February 7, 2024 at the Eagle County Community Center.