

MINUTES

SOPRIS VILLAGE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

August 7, 2024

6:00 p.m.

Eagle County Community Center

Board Members:

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

Directors Present:	Mike Meiners Janine Gunning Peter Guglielmo Heather Smith Brandi Rice	President Vice President Board Director Board Director Board Director
Directors Absent:	None.	
Property Manager Present:	Megan Rodman	Property Manager
Owners Present:	Susan Chism Juan Rivera	126 Kiowa 83 Kiowa

1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:08 PM MST.

2. JULY 3, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed and considered for approval the draft meeting minutes for July 3, 2024.

Director Pete Guglielmo moved and Director Heather Smith seconded to approve the draft July 3, 2024 meeting minutes as presented. Motion Passed.

3. ITEMS NOT ON THE AGENDA

- Director Heather Smith noted that the grass on the other side of the fence along the Sopris Village park is very tall and very dry. Director Mike Meiners

informed the rest of the Board that this land must be maintained by Eagle County and so he will reach out to see if they can address this as it is a fire hazard.

- Adrian Aguilar asked who cuts the grass along Cheyenne and Director Mike Meiners informed him that this is maintained by the Town of Basalt. Adrian did confirm that all fire hydrants are operational.

4. PROPERTY MANAGERS REPORT

Financials/ Accounts Payable

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

Management to correct High Country Utility Services invoices and allocations of line items.

Director Mike Meiners moved to approve the July financial reports once the above corrections are made, Director Pete Guglielmo seconded. Motion Passed.

Updated Collection Policy and Template Notice of Delinquency

The Board of Directors were provided with updated Collection and Notice of Delinquency policies provided by legal counsel.

Director Mike Miners moved and Director Pete Guglielmo seconded to approve the updated Collections Policy and Notice of Delinquency. Motion Passed.

Management will send the updated policies to owners via email and post online via the Sopris Village website.

Variance for Oversized Motorhome

Owner Mark Price of 107 Hopi asked for the HOA to allow a variance to the HOA's Rules and Regulations to allow for a 34' long, 12' high and 8' wide motorhome. It will be parked behind his fence in his backyard. The owner did provide pictures of what he plans to purchase.

Director Pete Guglielmo moved and Director Brandi Rice seconded to approve allowing a variance for Mark Price, 107 Hopi. Motion Passed.

Aggressive Dogs Update in Sopris Village HOA

Question: The Board would like to know the legal process for removing aggressive dogs in Sopris Village that have a history of chasing and biting people in the community.

Answer: Since the Bylaws and Declaration do not provide the Board with the authority to remove vicious/aggressive dogs from the community, reports will need to be made to animal control when a dog is running free in the community and/or bites or attacks folks in the community. The HOA has already sent

Notices of Violation and Notices of Public Health and Safety.

Question: Can any fines be imposed per the Notices of Violation and Notices of Violation for Public Health and Safety that have been already been sent.

Answer: Yes – if they continue to permit the dogs to run free in the community.

Question: The Board would also like to write a letter to the County Attorney and Board of County Commissioners to inform the County of this issue – are you able to do this?

Answer: Yes. What would the Board like the contents of the letter to be? Has animal control not responded to complaints?

The Board would like the letter to inform the County Attorney and Board of County Commissioners that this is an issue in Sopris Village, that the HOA cannot do much in the way of removing the dog from the residence and that the Board believes that Eagle County Animal Control is doing what they can to assist with the situation but if any further assistance can be provided the HOA would appreciate the help because owners are greatly concerned for their safety.

Question: What other steps can the HOA take to protect other owners from these dogs?

Answer: Frankly, since the Association does not have the authority under the governing documents to remove vicious dogs from the community, putting pressure on animal control is the best way to handle this. The Board/owners are concerned that someone could get seriously injured and the HOA would not have done enough to prevent such an incident. We could amend the Declaration to provide the Board with the authority to remove vicious animals from the community, following notice and an opportunity for hearing.

Complaint Regarding Obnoxious Odors

An owner received a Notice of Violation regarding obnoxious odors coming from their backyard. The owner informed the Board that they put new sod in their backyard and that cow manure was used to help plant the sod. The owner also let the Board know that the smell has gone away.

Management will confirm with the complainants if the smell has dissipated and if it has then the violation has been cured.

The owner of the Notice of Violation arrived at the meeting later and Director Mike Meiners provided the above update.

5. **WATER**

PFAS Class Action Lawsuit 3-M

The Board was contacted about a Notice of Proposed Class Action Settlement and Court Approval Hearing because Sopris Village HOA is an active public water system in the United States of the America. The Board agreed at this time not to take part in this

settlement. Adrian Aguilar, from High Country Utility services agreed with this decision.

The Board of Directors were provided with the following report from High Country Utility Services:

Pump House:

- Clean-up site and paint interior of the building.
- Repair electrical base boards and heating elements
- Repair electrical wiring, including the lighting and outlets
- Install alarm system to monitor tank levels, power outages,
- Install independent sample point for state sampling
- Update operations plan to include new ORC
- Complete State Sanitary Survey
- Remove old generator
- Install a new key system for both pump houses.

Future Projects:

- Paint the exterior of the building
- Install a pig tail and electrical switch to connect a backup generator.
- Purchase a small generator 60 Amps is all we need to run the well pump, chlorinator, and sensaphone system during a power outage

Distribution system:

- Located mainline valves in street. Cleanout valve boxes, operate and exercise valve.
- Located fire hydrants, ID, inspect, pressure test, flow and paint each hydrant.
- Format facility maintenance record keeping program
- Develop a flushing plan to flush mainline and clean out sediment from pipeline.
- Complete periodical tank inspection according to the state regulation.
- Maintain a weekly sampling program to monitor disinfectant residuals.
- Sample for other state required labs including lead and copper, fluoride, nitrates, according to the state drinking water monitoring plan.
- Monitor water flow through master meter and submit monthly well meter reads to the state
- Format a cross-connection control plan
- Format a tank inspection plan according to the state regulation

Future Projects:

- Install 6" mainline valves at locations before the water main enters the backyard easements. This allows an operator to control the water main in the event of a rupture or service shutdown.
- Locate as many residential service valves as possible and plot on a map with new swing ties.

- Complete a leak detection survey on water system, HCUS can do this in house with acoustic equipment to determine if there are any leaks on mainlines.
- Re visit the Yuma well and get updated information on water quality, condition of well and start conversations with engineering to determine options of use for the current infrastructure and or site.
- Install a meter on the irrigation feed to the park. Proper water accounting.

Sanitary Survey:

Overall, while on site the state inspector was pleased with the water system operation. The system is running per design. There were questions on the abandonment of the well near Yuma. Looking through documentation I could see at some point a few years ago a team from Samuelson pumps was on site to evaluate the condition of the well casing and pumping system. The inspector recommended language on the documentation for the operational plan to change the well from active to inactive, this was conducted in 2020. The well at the Yuma pump house looks like it is physically disconnected from the distribution system, so no change needs to happen there. The inspector visited the storage tank site at Shadowrock and made comments on the security of the tank and recommended security fencing around the tank. There were also comments on access to the top of the tank. With no ladder there is no way to physically get up on top of the tank to inspect features such as the seal at the hatch and screen vents. An extension ladder leaned up next to the tank raises safety concerns because the tank is circular with no proper placement to secure a ladder to the upper ridge of the tank. A slip from the top, getting on or off the ladder could create a severe fall. There were comments made about the overflow structure and how water could run into residential structures down below. Tank security was of concern. The structure is covered in graffiti, installing a security fence with a motion light may create a deterrent to kids wanting to put art on the exterior walls of the tank.

Future Projects:

- Paint the tank. Remove graffiti
- Install a motion light and maybe a motion camera
- Install a secure connection for a ladder or a ladder built on to the tank.
- Install a chain link fence with a locked access gate

Water Demand:

Currently there are no individual water meters to determine each home use. There isn't much change in the numbers as far as water use from the well from year to year. HCUS does keep track of how much water is pumped from the well. The monthly well number divided by the number of services is how we average residential consumption. Here is a snapshot of where we are today compared to the last 4 years.

Future projects:

- Discuss the benefits of having residential meters inside homes.
- Discuss the benefits of enforcing a water conservation program during the irrigation season.

Operational Summary:

Sopris Village has a basic water system with very low complexity that allows ease of operation. Low stress on mainlines from lower pressures and good water quality make it an easy distribution system. During construction of the system the mainlines were put in the backyards of homes making it difficult to access isolation valves and, in some places, residential service shutoffs are not accessible. To ensure control of the water system in an event of an emergency or system shutdown, HCUS recommends locating isolation valves in back yards and determining if relocating or adding additional mainline valves to the system could help isolate smaller sections of the system should a shutdown of the water system be necessary. The HOA should reach out to homeowners and see who can help identify residential shutoff valves on their property. Most residents will have either seen a pipe sticking up out of the ground or will comment they have never seen a shutoff. A simple survey would help us determine who needs help with their service line. Water accountability is a big on-going conversation through the CDPHE and EPA. We should begin the conversation on how and when to install individual meters, and if it is necessary in the future for SVHOA. An annual leak detection survey on the mainline will provide action taken to the CDPHE in monitoring and accounting for water loss in the system. The monthly water use seems pretty tight year to year but if there are leaks that we don't know about in the system, and they were repaired, it would only improve our water accountability structure. A secondary source would secure a community water supply. It may be worth preparing to do something with the Yuma pumphouse and well. A little record keeping and maintenance in the future will continue to give us data on the community water supply. HCUS is working on a facility asset management plan to keep track of what is being done to the current infrastructure.

Budgetary project cost estimates:

High Priority – items to be budgeted for 2025:

1. Gutters around the well house – Management to get a quote, Down Valley Gutter. This would be a 2024 expense.
2. Tank ladder – Engineering to determine proper ladder and install
3. Tank security fence - \$30,000.00
 - If the Board were to approve this expense, the fence should be at least 8ft tall with barbed wire on top
4. Leak detection system survey - \$2,000.00

Medium Priority:

1. Tank security lighting - \$500.00
2. Tank exterior painting, graffiti removal - \$25,000.00
3. Pothole water main - \$5,000.00
4. Yuma well system evaluation - \$10,000.00
5. Generator back up system - \$5,000.00 – in the event a generator is needed, the HOA would only need 60amps to operate the system and this could be done by any regular sized generator. A connection would need to be created from the generator to the water system, this would need to be done by an

electrician. The generator could be gasoline powered. \$5,000 cost would include permitting, electrical work and the cost of the generator.

Low Priority:

1. Meter on irrigation system to park - \$1,000.00
2. Improve Well House 2
3. Bring back online Well 2
4. 6" gate valves with accessory hardware - \$1,600.00 – Install 6" mainline valves at locations before the water main enters the backyard easements. This allows an operator to control the water main in the event of a rupture or service shutdown.

Adrian Aguilar also informed the Board that a budget would need to be put together regarding expected operational costs of the water system for 2025. This would be separate from the above list.

6. WATER COMMITTEE

Adrian Aguilar with High Country Utility Services provided the above update to the Water Committee.

7. ADJOURNMENT

Director Mike Meiners moved and Director Brandi Rice seconded to adjourn the Board Meeting at 8:35 PM MST. Motion passed.

The next HOA Board meeting will be on September 4, 2024 via Zoom.