

# MINUTES

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

November 6, 2024

6:00 p.m.

### Join Zoom Meeting

<https://zoom.us/j/93627860662?pwd=Oa3SVeghYxfhTJNJeygbOF83acwpds.1>

Meeting ID: 936 2786 0662

Passcode: 321734

Dial by your location: +1 719 359 4580 US

### Board Members:

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

<b>Directors Present:</b>	Mike Meiners Janine Gunning Heather Smith Brandi Rice	President Vice President Board Director Board Director
<b>Directors Absent:</b>	Peter Guglielmo	Board Director
<b>Property Manager Present:</b>	Megan Rodman	Property Manager
<b>Owners Present:</b>	Joe Wilson	

### 1. CALL TO ORDER

Director Mike Meiners called the Board Meeting to order at 6:06 PM MST.

### 2. OCTOBER 22, 2024 BOARD MEETING MINUTES

The Board of Directors reviewed and considered for approval the draft meeting minutes for October 22, 2024.

Director Mike Meiners moved and Director Janine Gunning seconded to approve the draft October 22, 2024 meeting minutes as presented. Motion Passed.

### 3. ITEMS NOT ON THE AGENDA

- Director Janine Gunning asked what items will be discussed at the Annual Meeting. Management informed Janine the typical items that are on the Annual Meeting Agenda. Director Mike Meiners commented on the items that he plans to discuss during his President's Report. Janine requested that a Board Meeting be held in December and asked that Director Pete Guglielmo provide a report for the Board to review regarding a Water Committee update.
- Director Janine Gunning also asked what updates will be provided regarding bears in Sopris Village and options the HOA has for bear proof trash cans.

#### **4. PROPERTY MANAGERS REPORT**

##### Financials/ Accounts Payable

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

Director Janine Gunning moved and Director Heather Smith seconded to approve the October financial reports as presented. Motion Passed.

##### 2025 Budget

The Board of Directors reviewed a final draft of the proposed 2025 Budget. The Board discussed asking owners present at the annual meeting their opinion on the value of allowing online payments and the fees that have been paid to QuickBooks for allowing owners the option to pay their assessments online via ACH, credit and debit card. M&A journal entries need to be removed for 2024.

Director Pete Guglielmo moved and Director Janine Gunning seconded to approve of the proposed 2025 Budget. Motion Passed.

#### **5. 2025 BOARD DIRECTOR ELECTION & ANNUAL MEETING**

The Board of Directors discussed the timeline for Board Director Elections.

- Management will send an email to Call for Nominations on October 23, 2024
- Director Nominations will be due by November 6, 2024
- Management will mail out ballots on November 11, 2024
- The Annual meeting will be rescheduled for December 11<sup>th</sup> at 6:00pm pending availability of the Sopris Room at the Eagle County Community Center with ballots being due by 5:30pm.

Management informed the Board that only one owner submitted their name for candidacy for the 2025 Board Director Election. As such, Director Janine Gunning said that she knew of two additional owners who would be interested in running for the Board and would reach out to see if they were still interested. Management was instructed to hold on mailing the ballots until Janine could contact these additional potential candidates.

Director Mike Meiners will put up signs notifying owners of the Annual Meeting.

**6. WATER COMMITTEE UPDATE**

There was no Water Committee Update.

**7. ADJOURNMENT**

Director Mike Meiners moved and Director Janine Gunning seconded to adjourn the Board Meeting at 7:37 PM MST. Motion passed.

The next HOA Board meeting will be determined at the Annual Meeting of the Members after the election results are announced.