

**SUNSET RIDGE PROPERTY OWNER'S ASSOCIATION  
ANNUAL MEETING AGENDA**

**June 24, 2023 @ 10:00 a.m.  
East Grand Fire Protection District #4 in Fraser  
or  
via Zoom Video Conference**

Join Zoom Meeting:

<https://us02web.zoom.us/j/86123965629?pwd=SmRVSO4yT09lQ3JyQ0VYLTJlOHhJdUT09>

Meeting ID: 861 2396 5629

Passcode: 528264

One tap mobile

+16699009128,,87688117345#,,,,\*884346# US (San Jose)

+12532158782,,87688117345#,,,,\*884346# US (Tacoma)

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1. Call to Order –
2. Approval of agenda (any changes)
2. Introductions – Introduction of current Board Members
3. Approval of minutes – **June 25, 2022 Annual Meeting Minutes**
4. Nomination and Election of POA Directors – There are two board of director positions (3-year terms) that need to be filled; Allen Nordin (Secretary) and Blair Kilgallen (Member-at-Large 3). Blair Kilgallen will be seeking reelection; however, Allen Nordin will not seek another term at this time. Additionally, the Vice President position will be vacated and needs to be filled.  
***C'mon peeps, please consider becoming a new member of the board...the hours are fantastic and the pay stinks, but it's so rewarding!***  
If you are interested in serving on the board of directors for SRPOA, please provide in writing your name, a brief bio and your desire to serve for the POA, and either email it to Allen Nordin at [secretarysrpoa83@gmail.com](mailto:secretarysrpoa83@gmail.com) or bring it to the meeting as nominations can also be made at the annual meeting.
5. Treasurer's Report –
  - a. **2023 Financial Statement** – Mark Johnson
  - b. **2023 Proposed Operating Budget** – Mark Johnson
6. Committee Reports: Don Mauris, Blair Kilgallen, Maike Mason & Russ Knight  
**Communal Spaces (aka Trail, Pond & River) –**
  - a. **Trails-** Trail reroutes; trail expansion.

Thank you to private landowners who allow trail access, Trail reroutes on easements (please respect reroutes), SSR trail expansion (123 lots: 20 have no

trails, 13 of those have platted trail easements- mostly in southwest corner.), easements are common property for trails. Legal counsel was “if there is any question, use the easements.”

Contact Blair Kilgallen, Don Maurais or Mike Mason to volunteer on this committee.

**b. Pond-** Beaver dam's, fish and weeds, future funding. Don Maurais, Mike Mason and Russ Knight:

Beavers, south dam wash-out, north dam leakage, weed removal (aquatic and land based), partnership with MPWCD, applying for grant funding and our partnership with Stillwater.

**7. Architectural Control Committee – Don Maurais, Mike Mason**

All exterior projects need approval, i.e. re-roofing, staining/painting, screening, hot tubs, lighting, etc. Solar array projects must be screened. Please be considerate of your neighbors.

Interested in volunteering on the ACC? Contact any board member.

**Covenant Violations – Mark Johnson**

Violations can be reported to our property management provider, BVM, by utilizing your personal portal login through their website, by calling BVM offices at (970)726-9401, or Mark Johnson’s work email, [mark@bvmlc.com](mailto:mark@bvmlc.com).

**8. Website –** We desperately need someone to manage our website, any interested volunteers for website maintenance would be appreciated; [www.sunsetridgepoa.com](http://www.sunsetridgepoa.com) .

**9. Current Business**

**a. Slash Chipping.**

**b. Community Spruce Up days.**

**10. New Business**

**a. Finnegan (Faunch) Subdivision development.**

**11. Date of 2024 Annual Meeting – June 22, 2024 @ 10:00 a.m. Location TBD.**

**12. Adjourn –**

Respectfully submitted,  
Allen Nordin, Secretary for SRPOA

# Sunset Ridge Property Owners Association

## PROXY

FOR THOSE NOT ATTENDING THE 2023 Annual Homeowners Meeting on June 24, 2023 AND WITH FULL PRIVILAGES AS STATED IN THE BYLAWS:

KNOWN BY ALL MEN BY THESE PRESENTS THAT I (WE), the undersigned, being a homeowner in good standing of Sunset Ridge Property Owners Association, in Tabernash, Colorado, in accordance with the Bylaws approved by the Association, do hereby constitute and appoint the Board of Directors,  
OR \_\_\_\_\_ being also a board member or Owner of Record in the Sunset Ridge Property Owners Association, to vote upon issues to be brought to the meeting of the Association, to be held **Saturday, June 24, 2023** at 10:00 A.M. In person at the East Grand Fire Protection District #4, 77601 US-40, Fraser, CO 80482, and via ZOOM Conference Call.

IN WITNESS WHEREOF, I (WE) have hereunto set our hand(s)

This \_\_\_\_\_ day of \_\_\_\_\_, 2023

Lot \_\_\_\_\_, Filing \_\_\_\_\_

X \_\_\_\_\_  
SIGNATURE

X \_\_\_\_\_  
PRINT

Witness:

Name: \_\_\_\_\_

Lot: \_\_\_\_\_ Filing: \_\_\_\_\_

***Please return this proxy as soon as possible so that we may have a quorum to conduct business at the June 2023 annual meeting.***

Beaver Village Management, LLC

P.O. Box 21

Winter Park, CO 80482

Email: owners@bvmlc.com

Text: +1(213) 814-4622