

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

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Board of Directors – Regular Meeting **MINUTES**

March 24, 2021 4:30 pm Teleconference: 605-475-3200 204905#

Beaver Village Management, Winter Park Station, 79050 Ste. 4, US 40, Winter Park, CO

1. Call to Order, Attendance and Quorum:
 - a. Call to Order: Don M. called to order @ 4:33pm. A quorum was present.
 - b. Directors Present: Don Maurais, Mark Johnson, Allen Nordin, Pam Hanson, John Niedzwiecki, David McKnight. Blair Kilgallen joined @ approx. 4:50 pm.
 - c. Others Present: NONE
2. Approval of Agenda: ** Don M. made a request to approve, hearing no dissents, the request was to approve.
3. Approval of Minutes: **
 - a. **February 10, 2021** regular meeting minutes were tabled. Pam H. asked to include amendments to item 2 and 7c. Allen N. motioned, Don M. seconded, carried.
4. Financials: **
 - a. Financial Statement: **2021 Operating Budget** (proposed) was presented by Mark J. Pam H. requested to increase Line item 6045 to \$500. Don M. motioned, Dave Mc. seconded, motion carried.
 - b. Bills to be paid: ** None.
5. Open Forum: – (Business not on the Agenda)
6. Old Business: - None
7. Committee Updates: *(See attached memos, if applicable)*
 - a. ACC Review – Pam H.
 - There were a couple of applications recently submitted and are under review.
 - b. Covenant Enforcement Review – Don M., Mark J., Dorri Penney, Russ Knight, Blair Kilgallen, Allen N. *Am I leaving anyone out here??*
 - Don mentioned the update process is currently on hold.
 - c. Covenant Enforcement – Don M., John N. and Mark J.
 - Mark J. explained to the board the process for how to file a complaint through the BVM website portal. Only written complaints will be considered and addressed.
 - d. Entry Sign – Pam H. Mike H. and Allen N.
 - Pam H. provided an update memo (included in packet) to the board summarizing the results of her search for contractors to bid on the sign RFP. Having received only 1 response almost \$8,000 over the approved amount, Pam suggested that the project may be delayed for another year until the board can secure a reasonable cost for this project.

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Dave McK. requested that Pam send out the RFP to all BOD's so they could forward it on to contractors they know who may be interested in this project.

e. Communal Space – Blair K. and Dave McK.

- Mark J. stated that the new pond keys and lock were ordered several months ago and are waiting for direction as to how the BOD would like to distribute the keys. BVM will be the administer for the pond key program. A \$25 fee will be charged to Owners requesting a replacement key.

BVM will send an email to all Owners informing them the new keys will be mailed to the current address on file with BVM, and requesting them to update (if needed) with their current address by responding to the email. Mark J. motioned to approve, Don M. seconded, motion carried.

8. New Business:

- Mark J. stated that Kyle, Grand County Septic, LLC (formerly A&A Septic) will be completing septic inspections for 2021. Mark reminded the board that the POA pays the contractor for the inspections (NOT for the pumping) and that the Homeowners are responsible to reimburse the POA for their inspection cost once invoiced by BVM. It was not certain for future years inspections since Kyle has sold the business.

9. Board Choice:

- David McK. gave kudos to Mike Mason for his trail grooming work this winter and asked the board to present Mike with a gift of appreciation. The BOD unanimously approved for BVM to cut a check in the amount of NTE \$250 to the Tabernash Tavern to present to Mike Mason.

10. Next Meeting: **May 12, 2021 @ 4:30pm**

11. Adjourn: Allen N. motioned, Don M. seconded by, motion carried. Adjourned @ 5:54 pm.

**Denotes Action Item

These minutes were approved by the Board of Directors at the May 12, 2021 regular meeting of the Board.