

# SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

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## Board of Directors – Regular Meeting **MINUTES** (as amended)

**November 3, 2021 4:00 pm Teleconference: 605-475-3200 204905#**

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

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1. Call to Order, Attendance and Quorum:
  - a. Call to Order: Don M. called to order @ 4:09pm. A quorum was present.
  - b. Directors Present: Don Maurais, Mark Johnson, Allen Nordin, John Niedzwiecki, Mike Mason; Blair Kilgallen joined @ approx. 4:17 pm. Mark J. left the meeting @ 6:00pm.
  - c. Others Present: Wendy Niedzwiecki
2. Election of Officers:
  - a. John N. motioned and Allen N. seconded to approve the following selection of officers, the motion carried.  
Don Maurais- President; VACANT- Vice President; Mark Johnson- Treasurer; Allen Nordin- Secretary; John Niedzwiecki- Member-at-large (MAL)1; Dave McKnight- MAL2; Blair Kilgallen- MAL3; Mike Mason- MAL4.
3. Approval of Agenda: \*\* Don M. opened the floor for a request to approve, the agenda was approved.
4. Approval of Minutes: \*\*
  - a. There were no current Regular meeting minutes to be approved.
5. Financials: \*\*
  - a. Financial Statement: Mark J. reviewed w/BOD, there were no questions. Allen N. motioned, Blair K. seconded, motion carried.
  - b. Bills to be paid: \*\* None.
6. Open Forum: – (Business not on the agenda)
  - a. Website update- Allen N. Nothing of substance to report, hyperlink on 'contact us' page for ACC submittals did not appear to be working. Other than there are currently two other owners willing to step in and assist with updates and management; Steve Reynolds and Suzi Royce.
  - b. There was a brief discussion by Don M. regarding SRPOA not having the authority to enforce certain rules of our roadways associated to motorcycles, snowmachines and OHV's, as he was told by a person at the county planning department that 2/3's of the roads in the SE portion of SSR are actually in the Town of Fraser and were under the Town's municipal authority, therefore not under our covenants. The BOD will look into this matter in further detail and report back.
7. Old Business: Fire Cistern Agreement: Don M. will review the agreement and follow up with Sunset Ridge Estates and others that were to be a part of the fire cistern project.

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8. Committee Updates: *(See attached memos, if applicable)*
  - a. ACC Review – Don M., John N., Mike M.
  - b. Covenant Enforcement Review – Don M., Mark J., Dorri Penney, Russ Knight, Blair Kilgallen, Allen N.
    - i. Don commented the update process is currently on hold.
  - c. Covenant Enforcement – Don M., Mark J., Blair K., Russ K., Allen N.
  - d. Entry Sign – Allen N., Mike H., and Blair K.
    - a. No update to report.
    - b. Blair K. offered to join the committee in an effort to get this project completed.
  - e. Communal Space – Blair K. and Dave McK.
    - a. Don M. updated that he is working with SRE to collaborate on trail grooming/maintenance activities and costs.
    - b. Don also updated board on efforts to enhance the Southwest trail project. He has met with several owners that had concerns regarding the alignment of the trail and the effects it would have on their privacy and potential property values.
9. New Business:
  - a. 599 Sunset Blvd- Wilbanks-Hession Letter to ACC. The letter received by Beaver Village Management (BVM) for the ACC is in regards to a TV on adjacent property deck causing noise nuisance and light pollution. There was extensive discussion about the matter with the outcome being that it appears the current process for complaints wasn't followed, therefore, the written complaint validates our current covenants and that BVM needs to draft a letter of violation to the offending party and follow the current process. John N. motioned, Mark J. seconded, motion carried. Blair K. requested a timeline for when the letter would go out, Mark J. stated his staff would draft and mail on 11/4/2021.
  - b. Pond Rehabilitation- Don M. reviewed with the board the general issues and estimated costs associated with the dam that need to be addressed fairly soon. The issue at hand is a flow of water coming from under the north end of the dam. A brief discussion outlining options included: 1- draining the pond; 2- make the repair. Draining the pond is not an option since there are other water rights holders associated to the pond, including our own for the new 4 lots on Sunset Blvd.

Several members of the board met onsite with a local contractor to ask questions, advice and cost estimates for a repair. The contractor said they are capable of doing the work on a time and material basis, that being somewhere in the \$60,000+ (excluding another \$15,000+ for engineering) range if no surprises came up. However; the contractor said they will need updated engineering plans to work from. The current engineering plans the POA holds are 11+ years outdated. A Pond Rehabilitation Committee was formed to include Don M., Russ K., Allen N., and John N. The committee is currently doing some background research working through the States Dam Safety Engineer including procuring an engineering firm to

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pick up this project this winter in hopes of having plans to work from prior to spring runoff. Updates to follow as more information becomes available.

10. Board Choice:

11. Next Meeting: December 15, 2021 @ 4:30 pm

12. Adjourn: Don M. motioned, Blair K. seconded, motion carried. Adjourned @ 6:18 pm.

\*\*Denotes Action Item

*These minutes were approved by the Board of Directors at the December 15, 2021 regular meeting of the Board.*