

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

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Board of Directors – Regular Meeting MINUTES

October 14, 2020 4:30 pm Teleconference Call

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 @ 4:35pm.
 - b. Directors Present (BOD): Don Maurais, Dave McKnight, Pam Hanson, Allen Nordin, John Niedzwiecki, Mark Johnson, Blair Kilgallen.
 - c. Others Present:
2. Approval of Agenda: ** Don M. approved
3. Approval of Minutes: **
 - a. **September 2, 2020** regular meeting. Don M. motioned, Dave McK. seconded, motion carried.
4. Financials: **
 - a. Financial Statement: 10-31-2020 – Mark Johnson
 - John N. motioned, Don M. seconded, motioned carried.
 - b. Bills to be paid: ** Bills were approved by Don M. to be paid.
5. Open Forum: – (Business not on the Agenda)
 - Pam H. commented to the board that GC Road & Bridge has addressed some of her requests and is continuing to address the remainder of the requests.
6. Old Business: -
 - a. Architectural Covenant Control (ACC) – Pam Hanson
 - Pam H. fielded questions related to the ACC Design Review Log that was included in the packet.
7. Committee Updates: **(See attached memos, if applicable)**
 - a. SRACC Review Committee – Pam H.
 - b. Covenant Review – Don M., John N., Mark J., Dorey Penny and Russ Knight.
 - Don M. asked the board for input as to whether the board should pursue amending the rules, bylaws and policies now or wait until 2026. After some discussion it was determined to keep working on draft amendments until there is an initial draft ready for the board to review.
 - c. Covenant Enforcement – Don M. and John N., Mark J.
 - Don M. reviewed with the board the process moving forward, that being to follow the intent of the covenants. The committee will act as an

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enforcement entity, not a policing entity, as written in the policies. Reported violations through the property managements website will streamline the process and such violations will be investigated and acted on. Significant actions, including any monetary penalties shall require board action. A 'monthly' report will be presented to the BOD at their regular meetings. Previous violations are being reviewed and will be acted on, if needed, on an individual basis and will be presented at the next meeting of the BOD.

d. Entry Sign – Pam H. and Allen N.

- Three sign options (rough draft condition) were presented to the board. The sign is to be virtually maintenance-free, constructed of stone and or metal. The sign is proposed to be installed in the center of the boulevard at the entry of CR 83 & 8300. Screening of the utility cabinets will be coordinated following the installation of the sign. The Estates has withdrawn their requirement for their identity to be placed on the sign; however, they will still contribute up to \$10,000 once the final design has been selected and approved by the two boards.

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

- Fire Cistern: site landscaping efforts was discussed at length. Apparently, the line item for site rehabilitation in the original cost estimate for the cistern project was declined. Therefore, and after reviewing two cost estimates, it was recommended to approve hiring Grand Valley Hydroseeding in an amount NTE \$14,000 to complete the site restoration.
- Pond: Mike Mason will be stepping away from management of the pond area. Russ Knight, Blair Kilgallen and Dan Mitchell will work together as the new pond oversight committee, including water rights administration related to water releases required by our rights and as directed by the water commissioner.

f. Emails for Officers

- Don M. and Mark J. will work on getting SRPOA emails for all officers so they can start using them for POA business instead of their personal emails. They will be updated on the website.

g. Discretionary Spending

- Don M. asked the board for direction as to what a reasonable discretionary spending amount should be. It was suggested that one other officer should be canvassed when making such spending decisions. Pam H. motioned to approve \$2,500, Dave Mck. seconded, motion passed.

8. New Business:

9. Board Choice:

- Blair K. asked if the BOD was limited to what amount they can approved by a consenting vote. Mark J. responded stating that the BOD has the authority for any spending amount and there is no spending limit.

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10. Next Meeting: **December 09, 2020, 4:30pm**

11. Adjourn: Dave Mck. motioned, seconded by Allen N., motion passed. Adjourned @ 6:10pm.

**Denotes Action Item

These minutes were approved by the board of directors at the December 9, 2020 regular meeting of the Board.