

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

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Board of Directors – Regular Meeting **MINUTES**

December 09, 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 @ 4:41pm.
 - b. Directors Present: Don Maurais, Dave McKnight, Allen Nordin, John Niedzwiecki, Mark Johnson, Blair Kilgallen. Pam Hanson joined @ approx. 5:05.
 - c. Others Present: NONE
2. Approval of Agenda: ** Don M. made a request to approve, hearing none the consensus was to approve.
3. Approval of Minutes: **
 - a. **October 14, 2020** regular meeting. Dave McK. motioned, Don M. seconded, motion carried.
4. Financials: **
 - a. Financial Statement: No financials were available at the time of BOD packet prep.
 - b. Bills to be paid: ** J&M Unlimited; Beaver trapping at Pond. \$500.
5. Open Forum: – (Business not on the Agenda)
6. Old Business: - N/A

This meeting was recorded for the sole purpose of drafting meeting minutes as the Secretary was driving and unable to take written notes.

7. Committee Updates: *(See attached memos, if applicable)*
 - a. ACC Review Committee – Don M.
 - There has been no recent activity.
 - b. Covenant Review – Don M., John N., Mark J., Dorey Penny and Russ Knight.
 - Don M. referenced two attachments he sent out to SRPOA emails; however, they apparently were not received. Committee met for 1.5 hours with Whitmer Law Firm to review current Bylaws and Covenants (aka Decks) in an effort to begin the process of ‘modernizing’ the Decks. The Decks have received minimal review to update/modernize them since approximately 2007 and 2014. Recommendation from Whitmer Law was to utilize the Bylaws and Covenants as the backbone for the Policies and Procedures (P&P) and to have the specifics of the Covenants outlined in the P&P’s. This way the BOD’s are able to make amendments to the P&P’s as necessary. It will take a 67% affirmative vote of the property owners (one vote per property) to amend the Decks. Don M. recommended to the BOD to continue ‘modernizing’ the decks and to have a final draft ready to present at the 2021 annual Owners meeting for a vote. Consensus was to begin to talk up the concept of modernizing the Decks to the

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membership including reaching out for input from the membership. Blair K. suggested holding a Zoom meeting inviting those interested in offering input and to get educated on this process.

c. Covenant Enforcement – Don M. and John N., Mark J.

- Don M. reviewed the single complaint received regarding a property being rented of violations such as snow machines and unscreened equipment visible to an adjoining property. Allen N. contacted the property owner to discuss the violations and to follow up on correcting them. Owner contacted his property management company and the violations appear to have been addressed. Don M. and Mark J. to follow up with the complaining owner in order to close this matter. As for the encroachment violation at 295 Sunset Blvd., Dave McK. commented that there was activity recently with machinery pushing back some of the boulders, therefore he felt the issue had been resolved. However, Pam H. asked that these minutes be amended to clarify that she believes this issue has not been resolved.

d. Entry Sign – Pam H. Mike H. and Allen N.

- Pam H. provided an update to the board recommending that a letter and 2-D drawings survey be sent out to the membership for their input by voting for one (1) of the designs. BVM will send out the survey and provide a final tally at the end of January 2021. Once a design is approved by the board, the committee will begin the process of getting proposals for the construction and installation of the entry sign.

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

- Blair K. provided an update to the board that the committee has been doing a great job assisting Mike Mason with trail and pond maintenance. On or about January 3rd, 2021, a vehicle inadvertently drove down one of the groomed Nordic trails causing some damage to a section of the trail system. It appears that Mike M. was able to repair it until such time additional snow fall will make repairs complete.

f. Emails for Officers

- Don M. stressed the importance for all Officers to be using their SRPOA email accounts when conducting POA business and communications.

8. New Business:

- Hearing none, Don M. moved to selecting the next meeting date.

9. Board Choice: None

10. Next Meeting: **February 10, 4:30pm**

11. Adjourn: Don M. motioned, seconded by Allen N., motion carried. Adjourned @ 5:33 pm.

**Denotes Action Item

*These minutes were approved, **as amended item 7c**, by the Board of Directors at the February 10, 2021 regular meeting of the Board.*