

# SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

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## Board of Directors – Regular Meeting **MINUTES**

**May 12, 2021**                      **4:30 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 @ 4:34 pm. A quorum was present.
  - b. Directors Present: Don Maurais, Allen Nordin, Pam Hanson, John Niedzwiecki, and Blair Kilgallen.  
NOT Present: Mark Johnson & David McKnight
  - c. Others Present: Mrs. Niedzwiecki
2. Approval of Agenda: \*\* Don M. requested to approve, hearing no objections the request was to approved.
3. Approval of Minutes: \*\*
  - a. Pam H. motioned to approve the **February 10, 2021** and the **March 24, 2021** regular meeting minutes as amended. John N. seconded; motion passed.
4. Financials: \*\*
  - a. Financial Statement: Don M. stated there were no financials available for this meeting.
  - b. Bills to be paid: \*\* None.
5. Open Forum: – (Business not on the Agenda)  
Discussion regarding setting a date for the 2021 Annual POA Meeting and Spruce-Up day. There will be two openings for officers at the annual meeting as Pam H. has decided to not run for another term. Mark J. stated that he would like to remain on the board for another term. Pam motioned to hold the meeting on June 19, 2021, John N. seconded; motion carried. Blair K. motioned to hold the annual Spruce-Up day on June 26, 2021. Pam H. seconded; motion carried.
6. Old Business: - None
7. Committee Updates: *(See attached memos, if applicable)*
  - a. ACC Review – Pam H.
    - 2 new home building plans were submitted for review.
    - Pam H. requested to be removed from the ACC once a replacement is found.
  - 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.
    - There have been no new violation letters submitted.

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

- Pam H. provided an update 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.

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

- There was extensive discussion on several items from trail maintenance to pond maintenance and improvements to a recommendation to purchase and install new tables at the pond; bench installations in Tract A. John N. expressed concerns regarding the creation of a public gathering place in Tract A and how this could impact the few properties adjacent to this area. The committee heard the concern. John N. motioned for a compromise to approach this slowly by installing one bench on the outer portion of Tract A facing west. Pam H. seconded; motion passed. Blair K. gave update on CenturyLink's screening of the pedestals at the entrance. He was going to get locations of other screenings they have done in GC so we could get a visual on what we can expect to see at our entrance. The board discussed fire mitigation efforts for all of our common areas and to put a plan together for ongoing maintenance.

8. New Business:

- Pam H. suggested that the officers of the board should meet in person for the annual meeting and the membership would join via ZOOM.

9. Board Choice:

10. Next Meeting: Annual POA Meeting- June 19, 2021 10:00 am via ZOOM.

11. Adjourn: Don M. motioned, Allen N. seconded; motion carried. Adjourned @ 5:53 pm.

\*\*Denotes Action Item

*These minutes were approved by the Board of Directors at the November 3, 2021 regular meeting of the Board.*