

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

www.sunsetridgepoa.com

Board of Directors – Regular Meeting Minutes

July 22, 2020 4:30 pm Zoom Teleconference

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

1. Attendance and Quorum Present: Call to Order @ 4:38 pm

ARTICLE III, Section 6. Quorum: "A majority of the number of the directors serving, at the time of any meeting, shall constitute a quorum of the Board of Directors, and the vote of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. In the absence of a quorum at any meeting, a majority of the directors present may adjourn the meeting..., until a quorum is present."

- a. Directors Present: Bill Steinmiller, Pam Hanson, Mark Johnson, Allen Nordin, Don Maurais, John Niedzwiecki, David McKnight
- b. Others Present: Dorothy Penny, Anna Pennell, Russ & Ella Knight, Peter Edwards, Martha Baird, Mary Beth Corrigan, Brian Hochheimer.

2. Approval of Agenda: ** Don Maurais **motioned**, John Niedzwiecki **seconded**, motion carried.

3. Review and Approval of Minutes: ** [Tabled to 9-02-2020 meeting.](#)

- a. **January 27, 2020** regular meeting and **June 27, 2020** Annual Meeting minutes (DRAFT) for posting to website.

4. Financials: ** **Not provided.** [Tabled to 9-02-2020 regular meeting.](#)

- a. Financial Statement (Accrual): 03-31-2020 – Mark Johnson
- b. Bills to be paid: **

5. Open Forum: – (Business not on the Agenda)

Corrigan & Hochheimer 392 CR8300: Solar Array application was denied by the ACC. ACC requested Owner place a marker in the location of the proposed monopole array. Don M. agreed to table the discussion and asked the ACC to have another review once marker is placed. Brian H. stated the array does not exceed the height limit stated in Article IV Sec. 25 Towers and Antennas and also believe their application does not fit the definition of Sec. 25.

The Owners submitted a letter appealing the ACC determination and requested the BOD review their application, however, the letter was not included in the BOD packet so it was discussed that another review would be granted. Brian addressed the non-compliance letter received regarding their hot tub and patio location. Pam H. stated that she would follow up on the letter.

Marth Baird: Announced that she will be moving away from their home in SSR in the near future and the BOD will need to find another person to take over the management of the new website for SSR.

Russ Knight: Asked about the process and responsibilities of the ACC. Pam H. responded with an explanation. Mark Johnson **motioned** to form a Committee to review the process and responsibilities of the Covenants and Policies and to make recommendations for updating. Don M. **seconded**, motion carried. Russ K. offered to be on said committee as did Don M., John N., Blair K., Dorothy P. and Mark J. to assist them through the process related to amending the Bylaws/Covenants, if any.

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6. Old Business: - Pam Hanson

a. SRACC Design Review Committee – Pam Hanson

Pam H. stated that the Bylaws do not allow any Owner that has an active covenant violation to be a part of any committee and are also not allowed to vote on any matters of a committee or of the Board. This statement was correct by the reading of the language directly from the Bylaws, Article III Board of Directors, Item 1 Number and Qualifications.

b. Covenant Violations/Letters – BOD

No appeals were presented at this time.

c. Entry Sign and Upkeep – Pam Hanson & Allen Nordin

Pam H. spoke with O2 Creative, a design firm in Fraser, for an estimate to provide two entry sign monument designs, They are \$65/hour which will include a first rendition plus two revisions which would take approx. 5-8 hours for the design.

David McK. asked about a budget. Pam H. requested \$600 for the sign design. Allen N. amended the motion requesting a Not-To-Exceed amount of \$1,500 which would be sufficient for sign design (\$600), a survey of area (\$650) and \$250 for removal of the fencing around the entry. Don M. **motioned**, David McK. seconded, motion carried.

d. Subdivision Maintenance program – Blair Kilgallen

Blair K. suggested a SSR clean-up event and after some discussion and agreement, Blair said he would get a draft memo out to the BOD for their review and possible approval.

7. New Business:

a. Election of Officers: President and Secretary for 3-year terms.

John Niedzwiecki **motioned** Don Maurais for President and Allen Nordin for secretary. The remaining officers are as follows: Pam Hanson- Vice President and Mark Johnson- Treasurer.

With no other nominations, David McKnight seconded, the motion carried.

8. Board Choice: None

9. Next Meeting:

a. Date and Time: September 02, 2020 4:30 pm via ZOOM Teleconference

10. Adjourn: 6:07 pm. John N. **motioned**, Don M. seconded, motion carried.

**Denotes Action Item

These minutes were approved by the board of directors at the September 2, 2020 regular meeting.