

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

June 26, 2021 @ 10:00 a.m. via Zoom Videoconference

1. **Call to Order** – The meeting was called to Order at 10:05 a.m.
2. **Introductions** – 53 Homeowners were participating in the ZOOM meeting. BVM had an additional 21 Proxies. A total of 74 homeowners were represented or 63% of the owners. A quorum was met to conduct business.

Board Members Present – Bill Steinmiller, Mark Johnson, Allen Nordin, John Niedzwiecki, Don Maurais, Dave McKnight, Pam Hanson joined later.
3. **Approval of the June 15, 2019 Annual Meeting Minutes** – Motion to approve was made by Bill Steinmiller, Allen Nordin seconded, the motion passed.
4. Treasures Report
 - a. **2019 Financial Statement** – Mark Johnson reviewed the 2019 financial statements. Motion to approve the 2019 Financials Report was made by John Niedzwiecki and seconded by Dave McKnight, with unanimous approval by attendees. The 2019 Financial Report will be posted on the Sunset Ridge website.
 - b. **2020 Proposed Operating Budget** – Mark Johnson continued by presenting the proposed budget. Legal fees were higher than usual due to the need to address water rights accounting/augmentation for both the pond and the 4 household wells associated to the 4 lots developed on Tract E. Mark further commented that all septic system inspections will be paid for by SRPOA as a part of your annual dues. This ensures the inspections get completed and the contractor is paid. The septic contractor will provide to BVM each properties inspection which will then be sent out to each property owner following their inspection. Approx. every-other-year 50% of the system will be inspected. Pumping of your septic system is the responsibility of each property owner.
5. Committee Reports
 - a. **Trail, Pond, River Report** – Mike Mason stated the fish population is strong and the pond has been stocked this year. Mike requested to the membership that all trails users must stay on the designated trails. Some users are taking short-cuts and trespassing onto private property. Mike is also working on designing and installing new trail signage, more to come...
Trout Unlimited and Denver Water Board should be finalizing the remaining Fraser River improvements this year and spending down the remaining balance of funds. SSR partnered with and donated \$10,000 to these entities a few years ago to help with river health and improvements.

Contact Mike Mason to volunteer to develop new signage or to help mitigate erosion on trails.

Bill Steinmiller reported there are two new policies pending board review and possible action to approve. They DRAFT policies are, Pond Policy – New Keys and, Trail – New Policy.

b. Architectural Control Committee (ACC) – An update was provided by Bill Steinmiller stating there have been several new building plan applications submitted to Beaver Village Management, our POA management provider. All plans are to be reviewed and responded to by the Committee for compliance with the POA Policies and Procedures available on the website. BVM will assist the ACC, currently comprised of Bill Steinmiller, Pam Hanson and Mike Mason.

Additional interested volunteers are being recruited to join the ACC. Contact any board member.

c. Septic System Inspections – Bill reported that the board is currently working with the County to determine whether the inspections need to be conducted annually, rather than biannually as done previously, to comply with state requirements. Modern designed systems have not been inspected yet due to insufficient procedural information. Inspection reports need to be requested by the property owner as stated on the invoices. Several attendees requested advance notice from the inspecting company. A board representative will coordinate with the septic inspection company to improve communications with property owners. Volunteers are requested to assist with this effort.

d. Website – Martha Baird and Allen Nordin have been working on a new website platform to replace the cumbersome GoDaddy platform. The website is now up and running. Martha Baird made a request to those members present to please share their photos so they can be uploaded to the new site. Her contact link is on the Home Page of the new website. A request was also made to please visit the new site and provide feedback on its fresh look and performance, and to offer suggestions for improvements or items of interest that you would like to see included on the new site (sunsetridgepoa.org).

6. Current Business

a. Covenant Violations – BVM staff on behalf of the SRPOA ACC has recently sent out notices of violation(s) to several property owners. Please review the letter and correct the violation(s) as soon as practicable. If you have questions regarding your notice, please contact the person(s) noticed in the letter or any Board member.

Violations can be reported to our property management provider BVM by utilizing your personal portal login through their website, by calling BVM offices at (970)726-9401, or Mark Johnson's work email, mark@bvmlc.com.

b. Slash Chipping –

Rod's Tree Service is once again providing chipping services; however, they are running several weeks behind their original schedule.

7. New Business

Bill Steinmiller fielded several questions:

Q- Has SRPOA received or been approved as a Firewise (FW) subdivision?

A- Still in the process of getting certificate issued. POA currently does not have the authority to enforce the standards of the FW system.

Q- What if any progress has been made related to secondary ingress/egress?

A- Currently there has been no progress; however, SRPOA is on a notification list with the department of Planning and Zoning at the county for when new subdivisions are being reviewed.

Q- Is internet being considered to be run from the entrance into the homes within the subdivision?

A- There was no information available on this subject but most likely cost prohibitive.

Mark Johnson stated that Grand County Road & Bridge is working on a plan to install signage on County Road 83 at US40 and possibly at the entrance to SSR indicating there is no through traffic back to US40. Apparently during heavy US 40 traffic days/weekends, travelers are meandering into and through Sunset Ridge and Sunset Ridge Estates looking for a way to circumvent the traffic backups on 40 only to find themselves driving in circles, and at a high rate of speed.

Mark additionally commented that many homeowners/guests/others are not adhering to the posted speed limit of 25 MPH with in our subdivision. **PLEASE** slow down and drive the speed limit!

8. Election of POA Board Directors – Two, 3-Year Terms are open and need to be filled. Bill Steinmiller stated that he will not be seeking another term. Allen Nordin stated he is willing to remain on the board. Blair Kilgallen nominated himself to fill the vacant position. With no other nominations, a vote was not required and the two positions were filled.

Dave McKnight motioned to accept the nominations, Doug Naychka seconded, the motion carried.

9. Date of 2021 Annual Meeting – June 26, 2021 @ 10:00 a.m. Location TBD.

10. Adjourn – A motion to adjourn the meeting at 11:34 a.m. was made by Allen Nordin, John Niedzwiecki seconded, the motion carried.

***These DRAFT minutes were approved by the Board of Directors for posting onto the POA website at the regular meeting of the Board on September 2, 2020. Final approval will occur at the 2021 Annual Meeting by a vote of the membership.*

Respectfully submitted,
Allen Nordin, Secretary for SRPOA