

SUNSET RIDGE PROPERTY OWNERS ASSOCIATION

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Board of Directors – Regular Meeting **MINUTES**

February 10, 2021 4:30 pm Teleconference: 605-475-3200 204905#

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 @ 4:46pm. A quorum was present.
 - b. Directors Present: Don Maurais, Allen Nordin, Pam Hanson. John Niedzwiecki joined @ approx. 4:45 pm.
 - c. Others Present: Kathy Vidmar
2. Approval of Agenda: ** Don M. made a request to approve, hearing no descents, the request was to approve.
3. Approval of Minutes: **
 - a. **December 09, 2020** regular meeting. Don M. motioned, Pam H. seconded, to include amendments to item 7c, motion carried.
4. Financials: **
 - a. Financial Statement: No financials were available at the time of BOD packet prep.

Allen N. suggested that financials be provided on a quarterly basis instead of monthly. Don M. asked to table this discussion until Mark J. (treasurer) could be present to be included in the conversation.
 - b. Bills to be paid: ** None.
5. Open Forum: – (Business not on the Agenda)
 - Kathy Vidmar addressed the BOD with concerns regarding trail system etiquette. A discussion ensued on future plans for trail maps and additional signage and if/how “picture” signs could be included to the signage to help trail users understand it is a multi-modal trail system; x-country skis, snowshoes, boots and fat-tire bikes. Many users are guests or visitors and likely do not understand this concept. Don M. will follow up with the Trail committee to see how this request can be included into the new signage.
6. Old Business: - None
7. Committee Updates: *(See attached memos, if applicable)*
 - a. ACC Review Committee – Pam H.
 - There has been no recent activity.
 - b. Covenant Review – Don M., John N., Mark J., Dorey Penny, Russ Knight, Blair Kilgallen, Allen N. *Am I leaving anyone out here??*
 - The committee meet via 2.5-hour conference call on January 14th where Allen N. presented and reviewed a mark-up version of the Protective Covenants and Restrictions. The committee had constructive discussions on the many items reviewed. Next steps should be to provide a final draft of the structure and

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specifics of the proposed amendments to the committee for final review and discussion. Once approved, the committee will make its final recommendations to the BOD for their review, comments and possible action.

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

- Nothing pending.

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

- Pam H. provided an update memo to the board summarizing the results of the entry sign survey. Both SSR and SSR Estates participated in the voted. Option 'C' was the selection evidenced by the survey and Pam H. motioned for the BOD to approve the sign option selection and for the committee to move forward with procuring final sign design including cost estimates from local landscape contractors. Prior to a final vote for approval, further discussion required that a Request-For-Proposal (RFP) be developed and submitted to selected contractors for bidding purposes so that they are all bidding on the same scope of project. Pam H. motioned, Don M. seconded, motion carried.

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

- No update available.

f. Emails for Officers

- Apparently, there are still a couple of outstanding POA email issues needing to be addressed, Don M. will follow up on this matter while reminding 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: **March 24, 2021 @ 4:30pm**

11. Adjourn: Allen N. motioned, Don M. seconded by, motion carried. Adjourned @ 5:37 pm.

****Denotes Action Item**

These minutes were approved by the Board of Directors at the _____, 2021 regular meeting of the Board.