

SPRINGRIDGE RESERVE EXECUTIVE BOARD MEETING

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81602

970 945-7653 (phone)
bob.johnson@integratedmtn.com
samantha.engen@integratedmtn.com

EXECUTIVE BOARD MEETING MINUTES

Thursday February 24, 2022 at 6:00 PM

Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:02 p.m.

II. Establishment of Quorum

A quorum was verified, board members present were Leslie Koronkiewicz, Susan Martin, and Doreen Young. Also present were Sam Engen and Bob Johnson, Integrated Mountain Management.

III. Homeowners Open Forum

No comments.

IV. Approval of Prior Minutes

Sue motioned to approve the meeting minutes from both September and October of 2021. Leslie seconded, and all were in favor. Leslie asked about the November meeting minutes which were from the Annual Membership Meeting. These minutes will go out as a draft for the year and will be approved by the membership at the next Annual Meeting. All meeting minutes can be found on the HOA website.

V. Financial Review

Sam reviewed year end financials, reporting that as of 12/31/2021 the Association had \$19,040 in operating and \$182,952 in reserves. Reserves have increased by \$28,000 since last year. The Association has collected additional income of around \$2,440 in water fees this year. The Water Committee is working on a separate rate sheet to present to the Board as they would like to start receiving this income. As a reminder, water fees are not a way for the Association to make more money. They are set to prevent owners from going over their allotted water per month as outlined in the Declaration. Overall, the Association ended the year at \$1,330 expense over income.

VI. Committee Updates

- a. **Reserve Study – committee is recommending the Board authorize engaging a company for a formal reserve study:** There was unanimous agreement to move

forward with a formal reserve study, but the board would like to review bids. IMM will request a few bids for review by the Board and Committee.

b. Other: none.

VII. Discussion and Action Items

- a. A&R Declaration Amendment – next steps:** The Amendment was sent out back in November and the response was 57 Yes, 8 No, and 16 owners who did not respond. The Amendment will require 67% approval from the membership. The Board would like to schedule a Q&A in person this spring to hash out some of the concerns from those who voted against the amendment and to try and get a better response rate from those who did not vote the first go around. IMM and the Board will work on a newsletter or survey to encourage owner attendance at the upcoming meeting.
- b. Proposed installation of speed limit signs and/or speed bumps:** The Board unanimously agreed to install a 25mph sign at the intersection of Sopris Way and Spring View to discourage speeding in the community.
- c. Installation of mailbox cluster and package shed:** Both the package shed and mailbox cluster have arrived. We will need to wait until weather permits to install these as we need to pour concrete to install the mailbox. The board has asked IMM to move forward will putting these in this spring.

VI. Additional Business

None.

VII. Executive Session

Leslie motioned to move into executive session at 6:57 p.m. to get a brief update from legal. Sue seconded, and all were in favor. The Board returned to open session at 7:06 p.m.

VIII. Adjournment

The meeting was adjourned at 7:06 p.m.