

SPRINGRIDGE RESERVER HOMEOWNERS ASSOCIATION

Integrated Mountain Management
1001 Grand Ave
Glenwood Springs, Colorado 81601

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BUDGET RATIFICATION MEETING MINUTES

Thursday, October 22, 2020 at 6:00 PM
Via Zoom Conferencing

I. Call to Order

The meeting was called to order at 6:03 p.m. by Sam Engen (IMM).

II. 2021 Budget Review & Ratification

Sam Engen presented financials, reporting that as of 09/30/2020 there was \$22,356.47 in Operating and \$129,509.87 in Reserves. Year to date general maintenance and sewer labor are over budget due to cold patching this spring and issues with the lift station blower and grinder pump. Emergency repairs to lift station this year total about \$18,000.

The 2021 Approved Budget was presented to the membership. The budget reflects a \$20/mo increase to assessments with the following breakdown: \$327.52 Operating and \$87.48 Reserves (\$415/qtr). Per the governing documents, unless at the meeting a majority of unit owners reject the budget, the budget is ratified. The Budget was ratified with lack of veto.

III. Adjourn

The meeting was adjourned at 6:28 p.m.

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ANNUAL MEETING MINUTES

Thursday, October 22, 2020 at 6:00 PM
Via Zoom Conferencing
(Immediately following Budget Ratification Meeting)

I. Call to Order

The meeting was called to order at 6:29 p.m. by Sam Engen (IMM). Also present from IMM was Bob Johnson.

II. Establishment of Quorum

A quorum was verified, homeowners present were as follows:

- | | |
|----------------------------------|---------------------------------|
| 1. Kyle/Shannon Broughton | 11. Joe/Leslie Koronkiewicz |
| 2. Janice Burke/Lori Carpenter | 12. Deborah Lundin/Dave Sruby |
| 3. Evan/Kassandra Campbell | 13. Stephen/Susan Martin |
| 4. Chris/Lindy Clarke | 14. Matthew/Pamela McGrogan |
| 5. Alan/Aneta Dabek | 15. Jason/Gina Neuman |
| 6. Chris/Lindsay Dunkin | 16. Leonard/Nancy Nordell (2.5) |
| 7. Jerry/Ann English (1.5) | 17. Paul/Susan Shaffer |
| 8. David/Victoria Johnson | 18. Josh Greenwald (7) |
| 9. Megan/Kyle Kappeli | 19. Mladen Tasev |
| 10. Kristen Kellogg/Randall Hill | |

III. Approval of 2019 Annual Meeting Minutes

Jan Burke motioned to approve the 2019 Annual Meeting minutes. Chris Dunkin seconded the motion, and all were in favor.

IV. Financial Review

- a. **2020 Financials:** Financials were reviewed during the Budget Ratification Meeting.

V. Project Discussion

- a. **Trail map and summary of conservation easement controls:** See attached map of the Springridge Reserve trail system on page (4). IMM and Dave from AVL T will work on a brochure to send out to the membership with rules related to the conservation easement. AVL T said it was up to the HOA to determine if the trails will be open to the public or private for the HOA use only. IMM will send out a survey to the membership to get input on this. If made private, the HOA will place signs at the (4) access point to the trail. A communication will go out to the membership with the result from the survey.

- b. Trash service bids:** IMM reviewed (3) bids for trash service; VIP, Mountain Waste, and Valley Waste. VIP and Valley Waste offered the most competitive bids from \$23-\$30/mo. In order to limit the number of trucks driving through the community, the Board is considering having trash included as part of operating assessments. IMM will send out a survey to the membership to see if this is something owners are in favor of having as part of their assessments.
- c. HOA Newsletter:** The Board has been working on putting together a newsletter for IMM to send out quarterly. The newsletter will include: an ARC Update, general reminders, upcoming meetings, and events, etc.

VI. Additional Business

None

VII. Board Elections (1 position, 2-year term)

There were (3) members interested in running for the Board this year: Josh Greenwald, Megan Kappeli, and Chris Dunkin. Ballots will be mailed to the membership for voting this year due to COVID restriction and having to meet via Zoom. Current Board members are Susan Martin (2022) and Leslie Koronkiewicz (2021). IMM will send out an email to the membership letting them know to expect ballots in the mail for election. Chris Clarke asked if we could include a statement about the members with the ballots.

VIII. Adjourn

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