

Sonnet Springs Owners Association

Annual Meeting

November 1, 2022

Call to Order

The meeting was called at 6:00 p.m. by President Tom Sutton. Board members present were Lynn Miller and Tinka Piper. Also present was HOA Manager Kristie McKitterick.

There were 41 attendees at the meeting representing 30 households.

Proxy Certification and Quorum

Proxy certification and quorum requirements were met. 35 proxies were received.

Welcome

Tom introduced the Board and welcomed all attendees.

Approval of the Prior Meeting Minutes

Tom moved to approve the minutes. Tinka seconded the motion. The motion passed by combining the proxy votes and by homeowners attending the meeting.

Recap of 2022

Tinka welcomed new owners of 5523 Sonnet Heights – David Simacek and Jana Simackova. Tinka thanked all volunteers. She mentioned that if you are a volunteer the insurance W/C coverage does not cover you unless you are mentioned in the official minutes as a sanctioned volunteer.

Reminder that landscapers and gardeners will be back one last time this year to finish Fall clean-up.

Tinka presented a recap of 2022

New Landscaper

New computer management system

2 Ad Hoc committees formed

50 plus gladiola bulbs planted

Dead bushes and shrubs removed

One large pine tree removed, and 12 trees pruned due to snowstorm damage

Ants finally gone along Mercer sidewalk thanks to Lynn's efforts

Additional "pickup poop" signs added

Amur maples trimmed

Cheyenne Mtn. Roofing surveyed roofs after windstorm – no damage found

Gutters replaced or repaired as needed

13 ACC applications processed

Survey on BBQs and exterior upgrades on light fixtures, doorknobs, and kick plates

Pop-up meeting held in May to discuss insurance rates and dues increase

Alerts emailed regarding bears, rattlesnakes, and alleged window peeper

Block Party held September hosted by the Just's DeCarlo's stucco bid from 12/2020 for repairs and painting for all units was presented. Total cost for repairs and painting over \$200,000 in 2023 for all units. Common area at Rockhurst and Sonnet Springs – still a work in progress. 3 contracts received however none met our goals for water conservation and less labor to maintain.

Facts were presented regarding rule violation reports and complaints. Our manager stated that our attorney confirmed that it is legal for the manager to release the name of the person making the report to the alleged violator.

The Board welcomes the new monthly newsletter called the "Neighborly Muse." Tinka thanked the volunteers who stepped up to create the newsletter. It will be sent via email monthly. If you want to be on the email list, contact Denise just via dbillingtonjust@gmail.com.

The 2023 budget was reviewed by Lynn, noting several line item increases. There was no discussion; a vote of the homeowners present was taken and per CCIOA rules the budget passed. The 2023 dues are \$429.00 per month effective January 1, 2023.

Lynn discussed Loss assessment and all other perils insurance. Remember if you have made upgrades to your interior, you should contact our individual insurance agent to see if you have sufficient insurance to cover those upgrades.

HB22-1137 changes regarding collection policy and procedure will be added to our covenants and rules after our attorney finishes her review.

Tinka mentioned that the "electrifying of homes" is still a work in progress in Colorado.

The US Dept. of Energy has made significant changes to US law effective 01/01/2023 regarding the SEER rating (minimum efficiency rating) for air conditioners and heat pumps resulting in price increases of \$1,00.00 to \$1,500.00 per unit.

Election of Homeowner Board Member

Election completed by secret ballot. Certified results indicate Tom Sutton will fill the empty board seat for 3 years.

Door Prizes

10 door prizes

Owners Forum

Several owners voiced their opinions.

Meeting adjourned at 7:14 p.m.

Sincerely,

Tinka Piper
HOA Secretary

DRAFT