

SORREL RANCH HOA BOARD OF DIRECTORS MEETING
August 23, 2010

The Regular Meeting of the Board of Directors of the Sorrel Ranch Association was held on Monday August 23, 2010 at Buffalo Trail Elementary School, 24300 E. Progress Drive, Aurora, CO. Board members present included: James Vick, Reese Van Allen, Rich Anchustegui, Eli Stanley and Natalie Jones. Christine Williams, Lynne Kraft and Katie Syko were also in attendance representing Hammersmith Management, Inc.

CALL TO ORDER – The meeting was called to order at 6:46 P.M. by James Vick.

MANAGEMENT REPORT – The Management Report was reviewed and accepted as presented.

MINUTES – The minutes from the May 19, 2010 Board of Directors meeting were reviewed. Rich Anchustegui moved and Eli Stanley seconded the motion to approve the minutes as drafted. Motion carried unanimously.

FINANCIALS – The Board of Directors reviewed the financial statements for the period ending July 31, 2010.

US BANK OPERATING ACCOUNT	\$32,900.67
US BANK RESERVE ACCOUNT	\$19,333.46

- A. Income: Income year to date is \$155,944 and is \$4,162 over budget due to more than anticipated regular assessments and builder assessments.
- B. Expenses: Expenses year to date are \$96,238 which was below budget by \$49,276.
- Administrative Expenses were \$29,060 which was over budget by \$8,309. This is primarily due to Bad Debt Expenses.
 - Grounds Maintenance expenses were \$ 39,859 which was below budgeted amounts by \$11,484 primarily due to the budgeted replacement costs of trees, plants and shrubs have not yet been conducted, as well as, less than budgeted amounts for the landscape contract for 2010/2011 season.
 - Trash removal was over budget at \$17,914.
 - Snow removal remains under budget year to date.
 - Lighting was \$1,269 which was over budget by \$1,157.
 - Recreation Facilities expenses were \$8,584 which was under budget by \$4,235.
 - Electricity & gas were \$2,475 and was substantially under budget by \$4,025.
 - Water & sewer were \$16,260 which was well under budget by \$23,840 and this was contributable to less than anticipated water usage.
 - The reserves are short by \$14,000 in their funding for 2010. At this time, the Association does not have the funds to make up that balance.
- C. Delinquencies – As of period ending July 31, 2010 delinquencies totaled \$37,100.27.
- D. Natalie Jones moved and Reese Van Allen seconded the motion to receive the financials as submitted. The motion carried unanimously. A Power Point presentation regarding the financials was presented by Natalie Jones and was well received and appreciated.
- E. Checks with invoices were reviewed and signed as well as, bank signature card completed.

UNFINISHED BUSINESS

- A. **Board Orientation** – The Board asked that this be scheduled in the evening time AFTER September 22, 2010. A meeting invite will be sent once a date is chosen.
- B. **Budget bullet points** – An updated draft of this will be e-mailed to the board following the meeting.
- C. **Virginia Graham Baker Act Pool Compliance** – The fact sheet was reviewed by the board and a power point presentation was shown to the attending owners. This was discussed in conjunction with budgetary numbers as this will be a significant expense to the community.

- D. **Special Assessment Requirements** – The board answered questions from the owners in attendance regarding if a special According to the Declarations Section 8.8 requiring an approval of the board but the board wanted to have the input of the owners. A show of hands indicated a majority of attending owners would be willing to pay a special assessment in order to fund improvements in the community.

COMMITTEE REPORTS:

- A. **Community Enhancement Committee (CEC):** Natalie Jones moved and Rich Anchustegui seconded the motion to approve the CEC charter with the addition of a statement that only one household can be represented on a committee at one time and a total of 2 committees per household. Also the change of "ACC" to "CEC" in the bottom paragraph of page one under "Selection of Members". There was discussion on the fact NO homeowners responded to the e-mail blast requesting suggestions. The motion passed unanimously.
- B. **Design Review Committee (DRC):** Reese Van Allen moved and Rich Anchustegui seconded the motion to approve the DRC charter with the elimination of paragraphs A thru F and the section titled DRC Pre-approved Paint Colors, as this information is already addressed in the design guidelines. Also, the addition of the statement that only one household can be represented on a committee and a total of 2 committees per household. The motion passed unanimously.
- C. **DRC Applications** – All applications were given to Rich Anchustegui for final approval.
- D. **Landscape Committee:** Natalie Jones moved and James Vick seconded the motion to approve the committee charter as submitted. The motion passed unanimously.
- E. **Budget Committee** - A call for members for a budget committee was made. Lauren Halverson offered to volunteer on the committee. An e-mail blast for volunteers will be sent by the managing agent.

NEW BUSINESS

- A. **Information on Mulch** – it was recommended that every 2 years 2" mulch can be applied.
- B. **Pool Vandalism** – the owners were informed of the cost to the association of the current vandalism events and that the PAR officer has been contacted. More patrols will be done.
- C. **Items C thru J on the Agenda were tabled** – It was requested that, due to time constraints with the meeting facilities, those items are to be e-mailed and responded to by each board member.

HOMEOWNER FORUM

The main topics discussed were dealing with landscape issues, vole infestation and clarification on the Rules and Regulations documents.

ADJOURNMENT – With no further business to bring before the Board, the meeting adjourned at 8:43 P.M.