

SORREL RANCH HOA BOARD OF DIRECTORS MEETING
October 11, 2010

The Regular Meeting of the Board of Directors of the Sorrel Ranch Association was held on Monday October 11, 2010 at Buffalo Trail Elementary School, 24300 E. Progress Drive, Aurora, CO. Board members present included: Reese Van Allen, Rich Anchustegui, Eli Stanley and Natalie Jones. Christine Williams, CMCA®, AMS® was also in attendance representing Hammersmith Management, Inc.

CALL TO ORDER – The meeting was called to order at 6:41 P.M. by Rich Anchustegui.

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

MINUTES – The minutes from the August 23rd, 2010 Board of Directors meeting were reviewed. Natalie Jones moved and Reese Van Allen 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 September 30, 2010.

US BANK OPERATING ACCOUNT	\$12,268.93
US BANK RESERVE ACCOUNT	\$19,336.68

- A. Income: Income year to date is \$191,868 and is \$14,595 over budget due to more than anticipated regular assessments and legal fees collected.
- B. Expenses: Expenses year to date are \$149,917 which was below budget by \$52,551.
- Administrative Expenses were \$38,560 which was over budget by \$7,573. This is primarily due to Bad Debt, late fee and administrative Expenses.
 - Grounds Maintenance expenses were \$ 55,893 which was below budgeted amounts by \$12,402 primarily due to the budgeted replacement costs of trees, plants and shrubs have not yet been conducted.
 - Trash removal was over budget at \$23,154.
 - Snow removal remains under budget year to date.
 - Lighting was \$1,408 which was over budget by \$1,264.
 - Recreation Facilities expenses were \$12,251 which was under budget by \$4,289.
 - Utilities were \$43,267 which was under budgeted amounts in all catagories.
 - The reserves are short by \$18,000 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 September, 2010 delinquencies totaled \$40,101.
- D. Eli Stanley moved and Reese Van Allen seconded the motion to receive the financials as submitted. The motion carried unanimously.
- E. Rich Anchustegui indicated he had not received the checks in the mail so the managing agent was instructed to drop a packet off at his house for signature.

OWNER /VENDOR FORUM

- A. **Paulson Investments** – Touse Acquisition Recovery LLC, owned by Paulson Investments was represented by Jerry B. Richmond III. The Paulson Investment Group now own Filing 9 and 10, as well as 3 lots in Filing 7 that back up to Alexander. Jerry spoke briefly on his experience and successes in property management, as well as other businesses he has been involved in.
- B. **ColoradoScapes Landscape** – John Faulk with ColoradoScapes came to talk to the board about the concerns the membership has experienced with the lack of care on the trees, irrigation, dead turf and general clean-up. John indicated his crew has responded to all work orders and would address other issues the board had. The board questioned how often the irrigation system was checked because contractually, it was to be done once a week and it

was known that there were leaks and dead areas that had not been addressed throughout the summer. He indicated he would look into it. He also cut the dead trees down because it was their policy to remove dead plant life. The board indicated that cutting trees in the community without being directed to do-so was unacceptable.

UNFINISHED BUSINESS:

- A. **Virginia Graham Baker Act – Special Assessment:** The board discussed the possibility of a special assessment for the repairs needed at the pool. A poll was taken of the attending homeowners, which resulted in the majority agreed that it was necessary to do the one-time assessment.
- B. **Proposed 2011 Draft Budget:** Portions of the budget were explained to the attending membership and what the board is looking at regarding the different repairs needed in the community and how the reserve study calls out what is scheduled to be done for 2011.

NEW BUSINESS

- A. **Trash Proposals** – the board will review additional proposals as they come in, as there was only one available at the time of the meeting.
- B. **Terms of the Current Board** – there are currently 2 seats up for re-election in 2010 – Eli Stanley's and James Vick's (recently vacated). These are to be 2 year terms.

COMMITTEE REPORTS

- A. **Community Enhancement Committee (CEC)** – A spreadsheet of the recently conducted inspection by the CEC was presented. The board indicated they would review the spreadsheet and e-mail any comments or suggestions prior to letters being sent out. A letter was being developed to be sent with the various violations and a timeframe to note in the letter for compliance.
- B. **Design Review Committee (DRC)** – No Report
- C. **Landscape Committee Report** – The committee members discussed cost saving ways to replace trees within the community that have died. One suggestion was to go thru Home Depot to acquire trees, then have volunteers plant them. Also, the City of Aurora has a program that may be available where they donate the trees. It was brought up that, if volunteers plant the trees, there would be no warranty, but someone pointed out that Home Depot has a warranty on the plant materials they sell. It is believed to be a year warranty.

CORRESPONDENCE AND REPORTS

- A. Request for Crosswalk Installation – An owner indicated that it may be good for the board to consider installing a crosswalk in the neighborhood but due to the fact this would most likely be a city issue, it is not for the board to address. There was also the issue of school bus stops being moved as the community is built out.
- B. 134-23361020 – Violation Dispute – Natalie Jones moved and Eli Stanley seconded the motion to deny the waiver of the fine due to the history of violations on this account. The motion passed unanimously.
- C. 134-56340030 – Fine Wavier Request – Natalie moved and Eli Stanley seconded the motion to waive the fine if the owner provided proof that the landscape had been complete in a satisfactory manner. The motion passed unanimously.
- D. The DRC, Violation and Work Order reports (RUN reports) were reviewed.

ADJOURNMENT – With no other business before the board, the meeting was adjourned at 8:35 PM.