

SORREL RANCH OWNERS ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Wednesday, January 26, 2011 – 6:30 PM

MINUTES

1. Homeowners Forum tabled to end of this meeting, see #8.
2. Call to Order at 6:31 PM.

Board Members Present: Natalie Jones, Elizabeth Stanley, Reese Van Allen, Rich Anchustegui & Bryan Kopp
Board Members Absent: None.
Also Present: 12 owners & Chris Ricketts, CMCA®, Association Manager.
3. Approval of Minutes of Prior Meeting
 - A. Minutes from the prior meeting were not present. Manager will seek copy or notes from the prior manager. This was put over to the next meeting.
4. Review Financial Report
 - A. Board members met with Terri at the office to review the 2011 Budget and ensure its accuracy. Also reviewed were the financial reports. Elizabeth Stanley arrived at 6:35 PM.
5. Unfinished Business
 - A. Review pool equipment repair bids. Additional venting that may be required is separate from the bids received. This item was put over to February 1, 2011.
 - B. Pet stations. It was decided that there are enough at this time. When more houses are completed and sold, additional stations will be considered. Bag supplies will be less expensive from the new landscape company. The replacement bags are in a box with different dimensions.
 - C. Special Assessment \$150. A letter was sent out early December 2010. Payment will be due by March 31, 2011. Coupons will be prepared and sent out by the manager.
6. New Business
 - A. ADT increased their monthly rate by \$5.80. This service will be retained.
 - B. Attorney Client Services contract for 2011 was reviewed. All new collection items will be sent to the Risk Sharing Department at Hindman Sanchez.
 - C. The Garbage Man Contract offering lower trash pick up prices was signed. The manager will double check to see if a letter of cancellation was sent by the prior manager to Haulaway to ensure there is only one trash pick company providing service and billing. A review of the trash collection policy included that all owners are to provide their own trash cans. They may purchase from a store, the trash collection company or rent them from 'The Garbage Man.' Also verify pick up days on Mondays and the beginning date of the new service.

- D. American Family Insurance Proposal was reviewed. The current policy with Willis is providing the coverage at a better price. There will be no change in insurance carriers. Renewal is in September.

7. Set next board meeting

- A. The next board meeting will be Wednesday, May 25, 2011 – 6:30 PM at the Buffalo Trail School. The meeting room is reserved monthly. The Board will resume meeting quarterly. The March and April reservations will be kept for Committee Meetings.

- B. Agenda items for next meeting

- 1. Calendar Renewal
 - 2. Rodent Control
 - 3. Sidewalk Cracks

8. Homeowners Forum

- A. Committees

- 1. Landscape
 - 2. DRC
 - 3. Community Enhancement
 - 4. Social

- B. A homeowner reported observing a dead coyote in a natural area and was advised to contract Access Aurora.

- C. The website has been started. Additional items will be posted in the near future.

- D. It was suggested that an oil company was planning to set up drilling nearby. However, this is unlikely since there is a prohibition to drilling in the City of Aurora.

- E. Manager will contact Lennar and Meritage and ask about additional mini-monument signs and if they will be using names of horses for each new section. If so, will they allow owners to select names.

- F. Follow up walkthroughs. The Board will send information to the manager to send letters and fines in addition to management walk-arounds.

9. Adjournment

This meeting was adjourned at 7:15 PM to an Executive Session to meet with a vendor and review delinquencies.