

Sorrel Ranch Homeowners Association

Tuesday August 30, 2011

6:30 pm

Buffalo Trail School Library

MEETING MINUTES

Called to order at 6:33 pm

Board Members Present: Rich Anchustegui, Bryan Kopp, Natalie Jones

Board Member Not Present: Noah Drucker unable to attend due to prior engagement.

Others Present:

Scott Dubé of Weststar Management

Homeowners Present:

Donald Spillman

Sharon Rodie

Willy & Christi Carter

Mitch Roberts

David & Cathleen Morgan

Pat Colburn

Steve Barden

Mark Selden

Rhonda Sharp

Ramon Rodriguez

Announced appointed new board member, Noah Drucker, unable to attend does to prior engagement.

Introduced Donald Shaw of Shaw Landscaping, current Landscaping Company for HOA.

Homeowner Forum:

- Common area landscaping
- Backflow prevention devices
- Irrigation system
- Monument flowers
- Pool closing date
- Tree replacement
- Homeowner violations
- Open space area

Ratified May 25, 2011 meeting minutes, were approved via email to get up onto website.

Motion made by Natalie to approve current financials, second by Rich, All in favor.

Treasurer Report:

- Continuing contribution to reserve account.
- HOA looking fairly good.

Weststar "TO DO LIST:"

- None to discuss

Unfinished Business:

- Board Member Position Still Available, will elect new board member at Annual Meeting.
- Approval of new rules and regulations, Attorney looked over and revised some misc. wording throughout document and raised fine violation late fee from \$10 to \$25. Will be posted online, sent out with annual meeting notice and begin 15 days after sent per HOA governing documents.
- Approval of three SB 100's: Adoption of policy and procedures, Collections, and Alternative dispute resolution. All will be posted online.
- Motion made by Rich to approve new Rules and Regulations and SB 100's, Second by Bryan, all in favor.

New Business:

Landscaping:

- Getting bids to assess all trees of the HOA as to recommendations of what to do now and in the next couple years.
- Bids are being obtained for landscaping next year to compare with current contract.

Snow Removal:

- Bids are being obtained for comparison to current contract.

Reserve Study:

- Board looked at reserve study to decide what needs looked at for replacing/repairing, reserve study in online.
- Needs to get bids for: pool parking lot hole repair and rest of pavement in lot. Rich will get bids for curb and gutter work around parking lot as well as pool deck caulking.
- Page 15 of reserve study: gravel patch behind homes on Catawba is not the HOA responsibility.
- Look at iron fencing around property for replacement/repairs.

- Look at number of sections of concrete pathway in HOA that needs replaced/repaired.
- Bids for Cap Stone on front monument replacement.

Budget:

- Board would like budget proposal for mid-October.

Insurance:

- Board renewed insurance, new certificates will be posted online when received from insurance agent.

Audit:

- Audit was done and accepted, final draft will be posted online when received by auditor.

ADT Key Card Reader, West Door:

- Bid was received from ADT to add an additional key card reader to west door, still need to get pricing to put conduit and electrical to that door, put into budget for next year. This will help with theft and control of the pool use by non-residents.

New from Board:

- Include mulching rest of HOA next year in budget.
- Check into forecast sales for Lennar and Meritage for next year to include in budget.
- Check into money received from vending machines.

Next Meeting: November 30, 2011, 6:30 pm, Buffalo Trail School, ANNUAL MEETING

Meeting adjourned 7:58 pm.