

SORREL RANCH HOMEOWNERS ASSOCIATION

A NON-PROFIT CORPORATION

ANNUAL AND BUDGET RATIFICATION MEETING

Wednesday, November 30, 2011 - 6:30 PM

Buffalo Trail School - 24300 E Progress Dr

MINUTES

Call To Order at 6:41 pm.

Establishment of Quorum, 10% or 41 Homeowners represented by person or proxy, which was confirmed with 91 total.

Introductions: Current board members: Rich, Bryan, Reese, and Noah all introduced themselves as well as Scott Dubé, Weststar Management.

Proof of notice: The notice sent to all homeowners announcing the date and purpose of the meeting was sent per the Bylaws of the community. There were no challenges to the notice.

Election: Homeowners discussed Noah's appointment, Stu Jordan made a motion to elect Noah in his current position which was second by Don Spillman, all in favor, none opposed. Nominations for 5th position, two year term ending October 2013: Pat Colburn, Don Spillman and Kelly Nichols. Ballots tallied and Pat Colburn won board position.

Approval of 2010 Annual Meeting Minutes: A motion was made by Angela Sierck to accept minutes, second by Kelly Nichols, all in favor, no opposed.

2012 Operating Budget: The proposed budget for 2012 was reviewed, questions regarding specific line items within the budget were discussed. It was explained that the proposed budget is ratified unless 67% of the homeowners vote against the proposed budget. There was no sufficient opposition to the budget, thus the 2012 budget was ratified as presented.

Common area between Homeowners fence line and Community common area stone fence: Discussion regarding this area to allow homeowners to obtain a maintenance agreement, HOA to landscape to less maintenance or quick claim deed to each. HOA will contact each of the 4 owners to see what their preference would be regarding the section next to them.

Revised rules and regulation: HOA board had attorney look at rules and regulations for updating. Minor word changes and fine structure was amended. All owners were notified in the annual meeting notice of this change and where to obtain current rules and regulations on Weststar's website.

Pool Status and Yearly Report: YMCA installed devices mandated by the VGB Law, Notification of ADA compliance for lift installation, Sorrel Ranch HOA exempt. HOA is doing financially better, have contributed to reserve account all year for a total contribution of \$36K.

Homeowner Forum: Discussion topics: Holiday lights on front monuments, board member appointments, proxy's procedures, i-neighbors website, vandalism (tires slashed within community), landscaping maintenance, newsletter (Marsha Marrier to assist).

Adjournment: 8:22 pm