

Sorrel Ranch Homeowners Association

Wednesday, February 29, 2012

6:30 pm

Buffalo Trail School Library

MEETING MINUTES

Called to order at 6:32 pm

Board Members Present: Rich Anchustegui, Bryan Kopp, Reese Van Allen, Pat Colburn,
Noah Drucker

Others Present:

Scott Dubé of Weststar Management

Homeowners Present:

Joy & Stu Jordan
Sharon Rodie
Lee Burkholder

David & Cathleen Morgan
Doug Oeness
Rhonda Sharp

Homeowner Forum:

- Tree planting, damage
- Snow removal
- Lights at pool
- Iron metal fencing
- Pets running loose
- Christmas lights
- Newsletter, i-neighbors

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

Treasurer Report:

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

Weststar "TO DO LIST:"

- None to discuss

Unfinished Business:

- Snow removal- discussion regarding locations for snow removal and at what depths for removal, decided to go with 3-4" in all areas to create less misunderstanding.
- West pool gate- signed contract to have card reader installed (\$1500 from ADT), will have to get conduit installed to door (approx cost \$1000). Look into have a door alarm for when door is left ajar.

New Business:

Reserve Study:

- Bids received for power washing, repair and staining of wood fencing, incomplete, verified that the new fence on Lennar lots not the HOA to maintain and to remove lower section for this project.
- Bids for metal fencing with wood fencing, once all bids in will determine which contractor to hire.
- Look at number of sections of concrete pathway in HOA that needs replaced/repaired and verify Split Rail Fencing pricing from last year's proposal.

Garage Sale:

- Dates for sale will be May 18-19, 2012. Banner signs to go up the Monday before, post on www.i-neighbors.com

Committees:

- One member resigned from Community Enhancement Committee, new member to DRC. Board liaisons: Bryan and Pat-Landscaping, Rich- DRC, Reese and Noah- CEC. Pat will be in charge of Reserve Study although not an organized committee.

Common area along Degualle and Homeowner lots:

- Holding off on project until closer to other homes being built in that area will have all landscaping removed, sprinklers capped and varied rock put over weed block.

Retaining Wall and Fence along NE Lennar Lots:

- Determined that this is not on the HOA property, each individual lot owned by Lennar at this time.

Builder vs. Homeowner HOA Dues Rates:

- HOA attorney's opinion that the 1/3 amount the lot holders/home builders pay goes against the Colorado Common Interest Ownership Act 38-33.3-101, letters have been

sent to each lot holder/home builder that their HOA dues will be going up to \$73 as of March 1, 2012.

Next Meeting: Wednesday, May 30, 2012, 6:30 pm, Buffalo Trail School

Meeting adjourned 7:48 pm.

Executive Session followed.