

SORREL RANCH HOMEOWNERS ASSOCIATION

A NON-PROFIT CORPORATION

ANNUAL AND BUDGET RATIFICATION MEETING

Tuesday, November 6, 2012 - 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 60 total.

Introductions: Current board members: Pat Colburn, Bryan Kopp and Reese Van Allen 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.

Homeowner Forum:

- Landscaping-damage from vendor
- Trash pick-up in mulch beds and around HOA common area
- Dog station waste removal
- Snow removal
- Russian Sage/lavender bush by pool removed
- Holiday lights on monument
- Declaration change progress

Election: Nominations for three(3) positions, all two year terms ending October 2015 and one term finishing out Noah's term, one(1) year: David Bourne, Lauren Halverson, Matt Moroni, Kelly Nichols, Mark Selden and Reese Van Allen. Ballots tallied: Kelly Nichols, Matt Moroni, Mark Selden and Reese Van Allen. Board to determine positions.

Approval of 2011 Annual Meeting Minutes: A motion was made by Bryan Kopp to accept minutes, second by Reese Van Allen, all in favor, no opposed.

2013 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 2013 budget was ratified as presented.

Adjournment: 7:55 pm