

Sorrel Ranch Homeowners Association

Thursday, June 20, 2013

6:30 pm

Tallyn's Reach Library, Community Room

MEETING MINUTES

Called to order at 6:33 pm

Board Members Present: Reese Van Allen, Matt Morroni, Mark Selden and Pat Colburn

Others Present:

Scott Dubé of Weststar Management

Homeowners Present:

Joshua Kamp

Jan Fleshman

David Bourne

Balaji Seshardi

Rich Anchustegui

David/Cathleen Morgan

Emel Cedenó

Alethea Kirkwood

Sharon Rodie

Katherine Gamlen

Stuart Jordan

LeJeana Poppert

Charles/Barbara Smith

Melissa Zajac

Colin/Alisa Cousins

Willy/Christi Carter

Homeowner Forum:

- Remind owners to not leave bikes, hoses etc outside which can tempt thefts.
- Maintenance emergency for HOA call our main office number then 1 for on-call manager.
- Newsletter item: dogs must be on leash and owners must pick up after pets.
- Rabbit issue throughout HOA.

Approval of Minutes:

Matt motioned to accept April 25, 2013 meeting minutes, Pat second, all in favor.

Treasurer Report:

- Pat handed out flier for reserves, approx. \$79k in the black so far this year.
- Reserves need to be funded more, very low according to reserve study. Homeowner asked if a new reserve study should be done, board to look into.

- The HOA board voted unanimously to forgive the \$42,385.00 owed to reserves from the operating account.
- Pat motioned to accept current financials pending audit, Mark second, all in favor.

Weststar Report:

- Passing of Declaration Amendment, landscaping done at Dorado cul-du-sac, many sprinkler repairs throughout community, thank you from PTCO for donation to evening out program, and meeting with Aurora Open Space regarding Tollgate Creek area.

Unfinished Business:

- Reese has been getting “No Soliciting signs,” still working on pricing from vendors, Weststar to get a couple bids as well.
- Parking lot closed for resurfacing from defective material last summer.
- Landscaping- pricing for planting of new trees for next year, flier from Open Space to be posted online regarding mowing and maintenance of Open Space, start irrigating native areas of HOA to limit fire danger.

New Business:

- DRC needs to update guidelines and DRC process for house painting.
- Mailbox moving request by homeowner, need more information.
- Concrete steps for Dorado-cul-du-sac for next year’s budget.
- HOA always looking for more homeowner volunteers for committees.
- Pool lights-inside pool to be replaced with more inexpensive bulbs and a timer put on them separately so not on all year long(attached to building and parking lot lights currently).
- Pool Capacity is 588, discussion if pool large enough for HOA when completely built out.

Election:

HOA board has chosen to do an election as opposed to appointing a homeowner to the vacant position created by Kelly Nichols stepping down. Nominations: Stuart Jordan, David Bourne. Homeowners voted Stuart Jordan to fulfill the vacant term, ending October 2014.

Next Meeting: August 8, 2013 at the Tallyn’s Reach Library, 6:30 pm.

Meeting adjourned 7:57 pm.