

Sorrel Ranch Homeowners Association

Thursday, August 8, 2013

6:30 pm

Tallyn's Reach Library, Community Room

MEETING MINUTES

Called to order at 6:35 pm

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

Others Present:

Scott Dubé of Weststar Management

Homeowners Present:

Lauren Halverson

Donald Spillman

Sharon Rodie

Melissa Zajac

Cathleen and David Morgan

Nigatu Workneh

Homeowner Forum:

- HOA landscaping looking much better

Approval of Minutes:

Pat motioned to approve August 8, 2013 meeting minutes, Stu second, all in favor.

Treasurer Report:

- Reserve acct at approx \$81,822, \$76,930k in the black so far this year, due to water savings from sprinkler repairs and HOA declaration change for equal HOA dues for all lots.
- Reserves need to be funded more, very low according to reserve study.
- Pat motioned to accept July 31, 2013 financials pending audit, Mark second, all in favor.

Weststar Report:

- Landscaping in Lennar and Meritage areas around mailbox centers and common area walks completed.
- Numerous violation deadlines extended to homeowners that contacted Weststar.

Unfinished Business:

- Reese is meeting with BSC signs to finalize “no soliciting” signs for neighborhood
- The gravel walk behind Catawba homes along Tollgate looking somewhat better but HOA will not spend money to re-landscape section between gravel path(owned by city) and common area fence at this time.
- CEC yearly walk-throughs - process outlined: all Homeowner volunteers; 4 teams with 3-4 people on each team; looking at landscaping, painting, driveways; letters sent to owners with 2 week deadline(per HOA governing documents) to resolve or contact Weststar for extension; follow up by Weststar and CEC committee later in summer.
- Roads in Lennar- not HOA expense, owned by City of Aurora, possible builders expense, but issue between city and builders, homeowners need to contact City to complain.
- Update by Matt regarding “Stop” sign at Alexander and Degaulle, working with city and other entities. Certain requirements must be met.
- Matt working with Lot holder and City for issues on far East Alexander bridge where people are loitering, trying to get barricades before bridge.

New Business:

- 4 people on budget committee to look at proposals from all committees, Weststar to supply draft for committee to discuss and modify.
- Snow removal contract with Keesen accepted for 2013-2014.
- Pool Cameras- possible increase in number to help curb kids from climbing fence.
- Social Committee would like some money in budget for community events.

Next Meeting: October 17, 2013, ANNUAL MEETING at the Tallyn’s Reach Library, 6:30 pm.

Meeting adjourned 7:15 pm.