



SORREL RANCH HOA ★ 6795 E. Tahmassee Avenue, Ste 601 ★ Denver, CO 80224

SORREL RANCH HOMEOWNERS ASSOCIATION

A NON-PROFIT CORPORATION

ANNUAL AND BUDGET RATIFICATION MEETING

Thursday, October 17, 2013 - 6:30 PM

Tallyn's Reach Library 23911 E Arapahoe Road

MINUTES

Call To Order at 6:48 pm.

Establishment of Quorum, 10% or 41 Homeowners represented by person or proxy, which was confirmed with 58 total (37 proxies, 21 in person).

Introductions: Current board members: Matt Morroni, Mark Selden, Reese Van Allen, Stu Jordan, Pat Colburn 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: Nominations for three(3) positions, 2- two year terms ending October 2015 and one term finishing out Stu Jordan's term (ending Oct 2014): Lauren Halverson, Mick Walker and Reese Van Allen. Ballots tallied: Mick Walker and Reese Van Allen elected, board to determine positions after meeting.

Approval of 2012 Annual Meeting Minutes: A motion was made by Melody Scott to accept minutes pending date of meeting change to 25th, not 36th, second by Don Spillman, all in favor, no opposed.

Yearly Report: welcome all new members, many new homes sold in Lennar and Meritage, Keesen has done many sprinkler repairs which has helped reduce water expense for irrigation, HOA planted many new trees and removed sod along northbound South Aurora Parkway just before Alexander and installed large cobblestone as sod has struggled to survive in this area, CEC walk through changes and process, declaration change passed, HOA using Constant Contact as a mass media communication outlet to owners, and Neighborhood Watch (Matt Morroni) working with City of Aurora on Degualle and East Alexander intersection and traffic control.

2014 Operating Budget: The proposed budget for 2014 was reviewed; questions regarding specific line items within the budget were discussed: pool furniture and life guards on weekend, social and neighborhood watch programs, landscaping projects and reserve contribution increase. 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 2014 budget was ratified as presented.

Homeowner Forum:

- Landscaping – looks much better this year with Keesen
- Trash pick-up in mulch beds and around HOA common area
- Additional Dog Waste Stations
- Flowers at main monument sign
- Declaration change update

Adjournment: 7:50 pm