

SORREL RANCH HOMEOWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING

Thursday, January 23, 2014 - 6:30 PM

Fox Ridge Middle School

26301 E Arapahoe Road

MEETING MINUTES

1. Call to Order - Roll Call 6:35 PM, Reese Van Allen, Mark Selden, Matt Morroni, Stu Jordan, Mick Walker

2. Homeowner Forum- Homeowners Present:

Melody Scott	Rich Anchustegui
Steven Prete	Joy Jordan
Mitch Roberts	Don Spillman
Sharon Rodie	Melissa Zajac
Pat Colburn	Diana Pierson
Shannon Cox	Lori Walker

TOPICS:

1. New DRC processes
2. New CEC processes and new rules and regulations
3. Paint colors by builders
4. Mail box station being moved from Biloxi to Buchanan

3. Approval of Previous Minutes- August 8, 2013- Reese motioned to accept, Stu second, all in favor.

4. Reports of Officers

A. Treasurers Report- Approval of Financials

1. Reserve amount \$105,046.70
2. Pool chemicals, seems high, due to a general category for misc items just related to pool(phone, inspections, etc), will do more categories for next year
3. Sprinkler repairs very high for 2013, but saved tens of thousands in water, will still have a few more in 2014, but not nearly as much
4. Reese motioned to accept financials pending audit, Mark second, all in favor

B. Weststar Report- nothing to report

5. Unfinished Business

- A. Fence Staining- Reese and Scott meeting with fence vendor, seems like the stain is failing in some locations, Reese to walk fence and map locations in need of staining again
- B. HOA stationary- looking for a good picture of the horses on the monument so that it can be reproduced on stationery

(Agenda is subject to change)

- C. Any other items from the board
 - 1. Matt still working with city of Aurora for the intersection of DeGaulle and East Alexander for possible stop light or 4 way stop
 - 2. Constant contact being used for communication to homeowners
 - 3. Discussion on how to get homeowners information to have better contact
 - 4. Items for newsletter
- 6. New Business
 - A. Violation letters- new format- discussion to have one more letter that is more of a friendly reminder that is not part of the fine violation system, or contacting owners with email, phone call or stopping into talk with them. The latter few items may need more board or committee assistance
 - 1. Reese motioned to accept 3 letters, slightly altered to be less offensive, more homeowner friendly, Mick second, all in favor
 - B. DRC painting Guidelines and Project post evaluation process- committee came up with more detailed guidelines for painting exterior of home, the process to submit color changes and the process on review after project has been completed as well as if a homeowner painted without approval before painting a new color
 - 1. Mick motioned not to accept new painting guidelines, Matt second, Mark agreed and Stu and Reese opposed
 - 2. Stu motioned to accept the DRC Evaluation Process, Mark second, Reese and Matt accepted, Mick opposed
 - C. Meeting schedule and locations- HOA discussing meetings more frequent, decided to have 'working sessions' in between regular HOA meetings to discuss items but to NOT make any decisions unless necessary (then disclose at next meeting that decision)
 - 1. Next few meetings will be held at Tollgate Crossing Clubhouse as access to fire stations, libraries and schools is getting harder do to early night closings
 - E. Newsletter delivery- continue to send out & hand deliver when enough volunteers
 - 1. Reese motioned to have 4 newsletters per year, Mick second, all in favor
 - F. Landscaping for Alexander- new mulch along Alexander from South Aurora Parkway to DeGaulle and new plants in mulch beds all along this same area
 - 1. Stu motioned to accept the mulch bed planting along Alexander from Catawba to DeGaulle, Mick second, all in favor
 - G. Budget Committee- always need more volunteers for this committee
 - H. Revised Rules and Regulations- Reese motioned to TABLED UNTIL LATER, Stu second, all in favor
 - I. Clarification on Design Guidelines and DRC Application- Reese motioned to TABLE UNTIL LATER, Stu second, all in favor
 - J. Solar Panels for Pool house- this is proving to be a little more difficult as most of offers are for residential, not commercial or HOA's, Stu still looking into this

(Agenda is subject to change)

K. Audit- Reese motioned to have an audit of the financials for the last two years, Mick second, all in favor

L. Any other items from the board

1. Pool parking lot lights put on a timer or light sensor- Mick motioned to have parking lot lights put on a sensor, Mark second, all in favor
lights put on a sensor for dusk to dawn

7. Set Next Board Meeting Date/Time: Tentative: April 17, 2014, Tollgate Crossing Clubhouse, 24625 E Bellewood Drive, Aurora, CO 80016

8. Adjournment at 9.07 pm

9. Executive Session

- A. Covenant Violations
- B. Delinquencies
- C. Other Items

Sorrel Ranch Board Member Turnover Schedule

Board Member	Term Start Date	Term End Date	Term Length
Matt Morroni	October 2012	October 2014	2 year
Mark Selden	October 2012	October 2014	2 year
Reese Van Allen	October 2013	October 2015	2 year
Stu Jordan	October 2012	October 2014	2 year
Mick Walker	October 2013	October 2015	2 year

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