



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

SORREL RANCH HOMEOWNERS ASSOCIATION

A NON-PROFIT CORPORATION

ANNUAL HOMEOWNERS MEETING

Thursday, October 16, 2014 - 6:30 PM

Tollgate Clubhouse

24625 E Bellewood Drive, Aurora, CO 80016

ANNUAL MEETING MINUTES

1. Call to Order – 6:49 pm, quorum of 54 people in person or by proxy. Present on board: Reese Van Allen, Mark Selden and Melissa Zajac; Scott Dubé with Weststar Mgmt. No protest on proof of notice.

2. Election of Officers - Nominations: Pat Colburn, Lee Burkholder, Lauren Halverson, Mark Selden and Rick Jones. New board members: Pat Colburn, Mark Selden and Lauren Halverson.

3. Yearly Report

- Landscape beautification along Alexander – new shrubs in mulch beds, flowers and trees, new mulch
- Social events: July 4th pool party and end of summer pool party
- Annual CEC walkthrough in June, letters sent in July
- New board members from 2013 Annual Meeting were Melissa Zajac, Pat Colburn, Stu Jordan and Matt Morroni (Stu and Matt resigned during the year for personal reasons), board chose to not assign new members but to allow Homeowners to vote in at annual meeting.
- Many irrigation system repairs, new water saving sprinkler heads installed – all these items have helped save the HOA thousands of dollars in water.
- First summer with lifeguards on weekends; no furniture thefts, no damage umbrellas, no vandalism to speak of.
- Reserves are now up to \$224,000.
- Board is looking into revamping the DRC process to help run smoother.

(Agenda is subject to change)



(2014 Annual Meeting Minutes Continued)

- Two drainage issues resolved: northeast corner of De Gualle and Alexander and along Aurora Parkway just north of Powers Place.
- Two new dog stations installed in Lennar Home section.
- HOA set up Facebook page.
- HOA uses Constant Contact as a mass media outlet for information to homeowners.

4. Approval of Previous Minutes- Motion by Reese to accept pending removal of Pat Colburn from those elected at the 2013, Mark Neuman seconds the motion, all in favor, no objections.

5. Presentation & Ratification of 2014 Operation budget

- 410 homes currently in HOA, raising monthly assessments to \$80 per home from \$73. Budget committee felt it was very important to increase the reserve account to reduce the possibility of any special assessments in the future. They also felt it important to plant as many trees as possible this year to help beautify the community, fill in empty spots in the common areas and to show homeowners that the HOA is committed to making the HOA look as it should.
- Homeowners brought up the topic of contracts, if they are bid out. The HOA gets three bids for any substantial projects in the HOA and revisits maintenance contracts every couple of years.
- No one opposed to budget, budget is ratified as is with \$7 increase to \$80 per home.

6. Home Owner Forum

- Violation letters – seem to be incorrect and of a “nasty” tone; Weststar not responding to voice messages left.
- Someone supposedly leaving violation letters on doors – to clarify, the HOA does not put violation letters on doors, all are mailed to homeowner.
- Xcel easement – what is the update, HOA does not have anything to update at this point.
- Homeowners would like to see the HOA have the snow removed on De Gualle north of the Lennar Homes on the East side as Xcel does not remove that snow.

(over)



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(2014 Annual Meeting Minutes Continued)

- De Gualle stop sign – Matt Morroni with the Neighborhood watch is still working on this process.
- One homeowner wanted to let others know that the brick on the front of the ranch style homes was installed wrong and should be checked. This is not an HOA item to address and suggested he post on Facebook and I-Neighbors.
- Each section of the HOA must keep to the same design style and roof material; the Richmond homes are the only ones with cement roof tiles which homeowners will not be able to switch to asphalt shingles. Other sections cannot switch to the cement roof tiles as that is not the style nor are the homes built for such materials on the roof.
- Amendment 68, how it will impact the HOA and the homeowners should ban together to vote it down.

7. Adjournment - 8:08 pm.

Sorrel Ranch Board Member Turnover Schedule

Board Member	Term Start Date	Term End Date	Term Length
Lauren Halverson	October 2014	October 2016	2 year
Mark Selden	October 2014	October 2016	2 year
Reese Van Allen	October 2013	October 2015	2 year
Pat Colburn	October 2014	October 2016	2 year
Melissa Zajac	April 2014	October 2015	2 year

** Term start and end dates stay the same, board members change only when voted in at meetings or board appoints a new member if one resigns mid-term.

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