



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

SORREL RANCH HOMEOWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING

Thursday, February 19, 2015 - 6:30 PM

Tollgate Clubhouse

24625 E Bellewood Drive, Aurora, CO 80016

MEETING MINUTES

1. **Call to Order** - Roll Call at 6:32, all board members present and Scott with Weststar Mgmt Corp.
2. **Homeowner Forum Discussion Items:**
 - Traffic coning- Matt Morroni explained: three processes to follow, engage PAR officer, yard signs and third process was not remembered
 - HOA violation process
 - HOA landscaper to possibly supply trees at discount to homeowners
 - Barriers on east end of Alexander
 - Appaloosa park trees, who to contact – Access Aurora
 - No soliciting in HOA
 - “No Loitering” signs at pool parking lot – process to have vehicles tagged and towed
 - Holiday lights on homeowners lots still
 - Pool surveillance- was increase approved in budget- no
 - Not to post meeting signs around HOA
 - Welcome committee
3. **Approval of Previous Minutes**- July 17, 2014 and Annual October 16, 2014(draft only): Pat made motion to Accept July 17, 2014 minutes as is and accept “draft” for October 16, 2014 Annual Meeting minutes. Mark second, all in favor. Minutes will be posted to website, annual as “draft”
4. **Reports of Officers**
 - A. Treasurers Report- Acceptance of Financials, through January 31, 2015 – all going well, no significant expenses in January, reserve at \$247 K. Financials will be posted to website
 - B. Weststar Report- CEC, AR, website updated, sidewalk repairs process
 - Scott to continue updating spreadsheet from CEC walk in summer 2014 and current violations
 - AR is looking good, few accounts having issues collecting, will monitor and advise board for collections if necessary
 - Website has been updated through December 31, 2014
 - If homeowners have damaged sidewalks in front of home to contact Scott at Weststar and he will report to City of Aurora for repairs
5. **Old Business**
 - A. Retention pond – May 1, 2015 deadline – waiting for weather to cooperate, pond needs to be dry
 - B. 2015 Budget increase – monthly assessments from \$73 to \$80
 - C. Filing 9 and 10 update - none
 - D. Any other items from the board

(Agenda is subject to change)



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6. New Business

A. Pool roof replacement – board questioned if vendors use subcontractors, Reese motioned to table until answer to subcontractors, Mark second, Lauren and Melissa yah, Pat opposed

B. Pool house painting/staining – Lauren motioned to see if Lifetime, only vendor to give proposal for both roof and paint, to see if they would give a better deal if they went with them and confirm no subcontracting

C. Pool opening date, garage sale dates and dumpster for 2015 – pool opening May 23, 2015, Garage sale June 5th and 6th, dumpster only on the 7th from 7 am to 7 pm (if Sunday not available, Saturday), Matt Morroni to head committee to monitor usage of dumpster, Scott with Weststar to find vendor willing to drop and pick up same day

D. Pool Heater replacement – Melissa motioned to accept Pool Doctor's bid to replace small pool heater, Reese second, all in favor

E. CEC process for 2015 – tree, house painting, fence staining, driveway replacement – Scott with Weststar proposed the CEC walk late March early April for house painting, fence staining, driveway replacement items and give until early fall to complete. Also proposed that the CEC walk late June early July for dead trees with deadline to replace late fall or early spring. Then allow Scott with Weststar to continue with weekly property inspections for misc smaller items. Board all agreed to try this process for 2015

F. DRC processes – Colorist for paint colors – Pat motioned to accept Mandil proposal for 15 colors, Reese second, all in favor

G. DRC documents – updates – discussion on committee to fill out questionnaire, tabling any changes until later meeting with more information on all DRC documents that need updated

H. Landscape projects for 2015 – beautification on south end of pool; new plants and beautification on northeast and southeast corner of De Gaulle and East Alexander; common area stone fence on west end of Berry repairs then remove mulch on hill and replace with smaller granite rock to prevent movement down-hill like mulch does; mulch Tollgate area and area along Dove Hill boundary

I. Committees – still need volunteers for CEC and welcome committee



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J. Pool vendor – discussion on HOA desire to have 7 days a week pool maintenance and lifeguards Saturday and Sunday 10 am to 6 pm. No other vendor can do both or just lifeguards on weekend, YMCA is only company that will supply this scope of work. Issues from 2014 were minor behavior issues from YMCA staff which was addressed last year. Reese motioned to accept YMCA contract for 2015 along with discussion with YMCA regarding last year issues before season opens, Mark second, all in favor

K. Enforcement Policy – board had questions on what is next step after fine with regard to daily fines and wants more clarification on policy

L. Reserve fund options – HOA needs to look at alternative money markets or CD's for reserve as the amount will be above the \$250 K mark and FDIC limits insured to that amount. Board to send eblast asking for volunteers to look at options and present to board for decision

M. Colorist – repeat from above

N. Any other items from the board:

- Pat would like to invite guest speakers to future meetings for homeowners, board felt that was a good idea
- Dog stations to be installed on walk from Brandt to Xcel easement and south end of De Gaulle just before Ida Place

7. Set Next Board Meeting Date/Time: Tentative: May 21, 2015, 6:30 pm: Tollgate Crossing Clubhouse
24625 E Bellewood Drive
Aurora, CO 80016

8. Adjournment – 8:39 pm

9. Executive Session (if necessary): NO

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

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	May 2014	October 2015	2 year

(Agenda is subject to change)