

Redbuck at Sorrell Ranch Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 18, 2022 at 4:40 PM
Via Zoom

Board members present: Barbara Foster, Leah Imwalle and Hans Kusserow

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Meeting called to order at 4:32 PM by Barbara Foster. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Approval of Board Meeting Minutes: October 28, 2021

- **Motion** to approve the minutes was made by Hans Kusserow, seconded by Leah Imwalle and passed unanimously.

President's Report: None

Manager's Report:

- Debra gave a summary of activities.
- The Board agreed to the annual meeting being held in late February, in-person if allowed, with a mask mandate and social distancing.

Discussion Items:

- The Board agreed to submit final comments to finalize the reserve study.
- Debra gave a summary of the new state laws related to energy savings, open records, and flags/signs.

Contracts:

- No action was taken on the Metro Pools contract. The Board requested additional proposals based on the declining performance of the contractor.
- **Motion** was made to accept the Heritage Roofing proposal in the amount of \$5,110.00 to add gutter connections on fourteen buildings was made by Barbara Foster, seconded by Hans Kusserow and passed unanimously.
- **Motion** to approve the DACS Asphalt proposal in the amount of \$19,852.53 for repairs was made by Barbara Foster, seconded by Hans Kusserow and passed unanimously.
- No action was taken on the Stellar Painting proposal. The Board requested additional proposals based on the declining performance of the contractor.
- No action taken on the LandTech proposal for shrub rejuvenation. The Board will be doing an inspection with LandTech to determine a different scope of work.
- The Board declined the WDR Construction proposal for wall repairs at 23424 E Dorado Place #A because this will be part of the next painting phase in the spring.

Financials/Legal:

- **Motion** to approve the Oct – Dec preliminary 2021 financials prepared by CPMG, subject to audit, was made by Barbara Foster, seconded by Leah Imwalle and passed unanimously.

Architectural Request: None

Hearings: None

Homeowner Forum: 9 attendees

- There was significant discussion about the continued pet waste and trash problem in the community.
- Owners along Alexander expressed their concerns about the ground shifting all along the units and creating issues with the buildings and patios.
- Frustration with all the trash from the Lokal construction and workers was discussed.
- The Board President took suggestions for the next newsletter.

Adjournment: 7:10 PM

Executive Session: Meeting called to order by Barbara Foster at 7:15. All members of the Board and Debra Vickrey were present.

- Attorney/client discussion regarding collections.

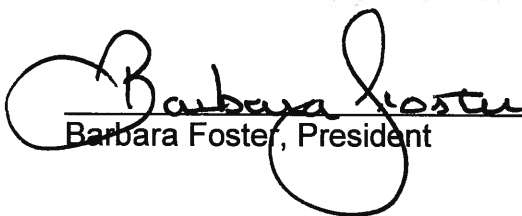
Adjournment: 7:20 PM

Next meeting: Annual meeting TBA in February.

Board actions between meetings:

- The Board approved the WDR proposal in the amount of \$8,009.49 for repairs at 5650 S Algonquin #A & #B to replaced failed concrete and veneer repairs.
- The Board approved the final draft of the reserve study.
- The Board approved the Assured Partners 2022-2023 insurance renewal in the amount of \$79,056.
- The Board approved an architectural request from 5772 S Addison #D to add a gate to the patio.

Minutes approved:


Barbara Foster, President


Date