



REDBUCK AT SORREL RANCH CONDOMINIUM ASSOCIATION

Redbuck at Sorrel Rach Condominiums Association Board of Directors Meeting Minutes April 18, 2017

Present Board of Directors:

Candace Weddell – President
Steven Williams – Vice President
Tammy Batey – Treasurer/Secretary

Absent Board of Directors: None

1. CALL TO ORDER

The quarterly Board of Directors April 18, 2017 Meeting of Redbuck at Sorrel Ranch Condominium Association was called to order at 5:45 PM and was held at Aurora Fire Station 11 located at 2291 S. Joliet Street, Aurora CO 80016. Community Association Manager Katie, Bikshaeva, CMCA®, AMS®, PCAM®, represented AMI, the managing agent.

2. APPROVAL OF MINUTES

The Board of Directors reviewed the January 26, 2017 minutes. Upon motion duly made and seconded the January 26, 2017 minutes were approved as presented. The motion passed unanimously.

3. EXECUTIVE SUMMARY

Managing agent covered the following topics in the summary:

- There were 126 owners signed up on website.
- 21 offsite owner's addresses.
- 8 updates were sent to owners between November 27 through January 25, 2017.
- Manager updated the Board about all open work orders, bids and maintenance needs.
- The board was also advised of the financial status of the HOA.

4. FINANCIAL REPORTS

The financial statements for period ending February 28, 2017 were reviewed. The Operating Account \$48,741 Reserve Accounts \$224,485. There was \$75,058 in accounts receivable. The board was also provided a current legal status report from HindmanSanchez.

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5. OLD BUSINESS

- a. Plant HealthCare Proposal – BrightView \$5,885.72
- b. Backflow Testing- \$150 Brightview
- c. Waste Management - \$10.13 monthly fee for trash service.
- d. Fire Alarm Repairs- Fire alarm repairs approved for all building's.
- e. Insurance Renewal Ratification - \$41,673 renewal with Farmers insurance.
- f. AGS Pool Repair Proposal – AGS Construction proposal presented between \$8600 to \$9600.
- g. Landscape Maintenance Contact – BrightView landscape contract \$17,796 for the 2017 season.
The Board confirmed and discussed for these items that were voted upon via email due to timing of the decisions. Upon motion duly made and seconded the items from a through h were ratified. Motion carried unanimously.

6. NEW BUSINESS

- a. **2016 Financial Audit** - The Board reviewed a proposal from the Griffin Consulting CPA firm for preparation of the 2016 audit and tax bids. Upon motion duly made and seconded the Griffin Consulting proposal for \$1,600 was approved. Motion carried unanimously.
 - b. **Painting Proposal -Phase 5** – Tabled for more information.
 - c. **AGS Light Addendum** – Tabled for more information.
 - d. **Pool Re-plaster Bids** – The Board reviewed the four proposals for replastering received from various experts. Upon motion duly made and seconded the proposal from 5280 Pool and Spa was approved at \$19,8400 as long as the work can be completed by pool opening. If the work cannot be completed by that time the second-choice vendor Metro Pools at \$21,500 and third choice at \$34,482 are approved. Motion carried unanimously.
7. **Homeowner Forum** – The owners discussed issues with snow piling. Aurora Beautification grant program was also discussed.
- a. Patio area – crack in the patio needs to be repaired owner requested a timeline. The Board responded that it will be done according to priority of life and safety projects first then repairs and preventative and then aesthetics. An actual timeline could not be provided at that time.
 - b. Next Meeting Agenda – Board Member requested that the special assessment discussion for the Board is placed on the next meeting agenda.
 - c. Owners had questions on what the special assessment would cover the Board said most the items would cover the major deferred maintenance items that have been previously identified and disclosed to the homeowners in mailings. Those can be found online in the Broadcast message section.

8. Adjournment 6:32PM

