

**Redbuck at Sorrell Ranch Homeowners Association, Inc.**  
Board of Directors Meeting Minutes  
April 18, 2023 at 4:30 PM  
Via Zoom

**Board members present:** Barbara Foster, Leah Imwalle, Dane Campbell 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:** January 17, 2023

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

**President's Report:**

- Barbara requested the Board and CPMG schedule the spring walk to identify landscaping and maintenance issues.
- There was discussion about filling the pot holes being created by the trash trucks until a more permanent solution is approved.
- She asked the Board if there was a need to have the roof vents inspected. The Board agreed to have it done when there were other reasons for a roof inspection so as not to incur additional inspection fees.

**Manager's Report:**

- Debra gave a summary of activities.
- She summarized the preparations for opening the pool, including work on the second gate to make it operational.

**Discussion Items:**

- CPMG was asked to follow up on the side-by-side proposals for concrete verses asphalt repairs where the trash trucks are doing damage.

**Contracts:**

- **Motion** to approve the Integrity Fire proposal in the amount of \$2,772.20 for sprinkler repairs was made by Barbara Foster, seconded by Hans Kusserow and passed unanimously.
- No action taken on the WDR Construction window well repair proposal. The Board is awaiting additional pricing information.
- **Motion** to approve the Collegiate Services proposal in the amount of \$3,500 for gutter cleaning was made by Hans Kusserow, seconded by Dale Campbell and passed unanimously.
- **Motion** to approve the SaveATree proposal in the amount of \$7,760 for plant health care, with the condition the deep root watering service will be only by

request as-needed, was made by Dane Campbell, seconded by Hans Kusserow and passed unanimously.

**Financials/Legal:**

- **Motion** to accept the December final 2022 financials, prepared by CPMG, subject to audit, was made by Dane Campbell, seconded by Barbara Foster and passed unanimously.
- **Motion** to accept the January – March 2023 financials, prepared by CPMG, subject to audit, was made by Dane Campbell, seconded by Barbara Foster and passed unanimously

**Architectural Requests:**

- **Motion** to approve the request from 5757 S Algonquian Way #B to install a radon system was made by Leah Imwalle, seconded by Hans Kusserow and passed unanimously.

**Homeowner Forum: 3 attendees**

- There was discussion regarding the need for additional lighting behind garages in some areas, and maintenance on lights throughout the property.
- It was reported the mailbox on Platte had been vandalized and is needing repair.
- An owner expressed concerns about suspicious activities near vehicles.
- There was frustration expressed about all the street parking and the abuse of visitor parking by surrounding apartment residents.
- CPMG was instructed to request sod replacements where there is dog damage in the grass areas between the walkway and the street.
- Several complaints about the poor performance of the pet waste contractor.

**Adjournment:** 6:09 PM

**Executive Session:**

Meeting called to order by Barbara Foster at 6:12 PM. All members of the Board and Debra Vickrey were present.

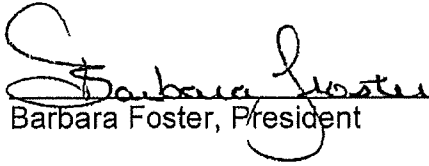
- Collection matters were discussed.

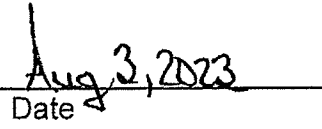
**Adjournment:** 6:30 PM

**Board actions between meetings:**

- The Board approved the DR Construction proposal in the amount of \$4,831.02 for a window well replacement at 23500 E Alamo #B.
- The Board approved the WDR Construction proposal in the amount of \$17,172.73 for patio repairs at 23414 E Dorado PI #E.
- The Board approved the DACS proposal to add concrete at 23424 E Dorado in the amount of \$14,895.

Minutes approved:

  
Barbara Foster, President

  
Date