

**Redbuck at Sorrel Ranch Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
July 26, 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 4:33 PM by Barbara Foster. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

**Approval of Board Meeting Minutes:** April 18, 2023

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

**President's Report:**

- Barbara raised the issue of public parking along Dorado and the dangerous situation due to the narrow street. She is concerned a fire truck could not pass with cars parked on both sides of the street. CPMG agreed to contact the City of Aurora to suggest prohibiting parking on one side and to paint the curbs.
- She spoke about the all the dogs off leash and concerns about Sorrel Ranch residents, along with Redbuck residents, ignoring the City of Aurora pet laws and the HOA rules. Recently a child as bitten.
- Barbara expressed her dissatisfaction with the pool contractor who is not organizing the pool furniture or removing the trash.
- She scheduled a property walk with CPMG for the upcoming week.

**Manager's Report:**

- Debra gave a summary of activities.
- She summarized the continued request from homeowners regarding the condition of the asphalt. There was discussion about delaying the next painting phase until spring to allocate the money to the asphalt repairs before winter.
- Debra gave the Board an update on her repeated follow-up with Landtech for the many requests made by the Board.
- Debra raised the issue of trash can enforcement. She requested the Board to modify the rules to what they wish to be enforced and make changes accordingly to the rules.

**Discussion Items:**

- **Motion** to adopt an Insurance Deductible Policy was made by Hans Kusserow, seconded by Barbara Foster and passed unanimously.

**Contracts:**

- **Motion** to approve the Pet Scoop contract for pet waste removal was made by Barbara Foster, seconded by Dane Campbell and passed unanimously.

- **Motion** to approve the DACS proposal in the amount of \$41,723 for asphalt repairs at 23545 E Platte Dr. was made by Barbara Foster, seconded by Dane Campbell and passed unanimously.
- **Motion** to approve the DACS proposal in the amount of \$20,518 for asphalt repairs at 23505 E Platte Dr. was made by Barbara Foster, seconded by Dane Campbell and passed unanimously.
- Not action was taken on the Landtech proposal for rock installation.

**Financials/Legal:**

- **Motion** to accept the April-June 2023 financials, prepared by CPMG, subject to audit, was made by Dane Campbell, seconded by Barbara Foster and passed unanimously
- **Motion** to approve the 2022 audit was made by Hans Kusserow, seconded by Barbara Foster and passed unanimously.
- **Motion** to approve the Weidner & Company 2023 tax/audit proposal was made by Dane Campbell, seconded by Barbara Foster and passed unanimously.

**Architectural Requests:** None

**Homeowner Forum:** 4 attendees

- A homeowner raised the possibility of structural concerns with 23510 Alamo Pl possibly shifting and sinking. The Board requested CPMG to send a contractor for an evaluation.
- There was discussion about the painting done in 2021 not wearing well. CPMG will investigate the warranty.
- It was reported that perhaps someone is residing in a garage on the property.

**Adjournment:** 5:30 PM

**Executive Session:**

Meeting called to order by Barbara Foster at 5:35 PM. All members of the Board and Debra Vickrey were present.

- Cost share agreement negotiations

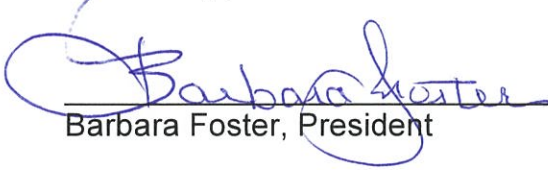
**Adjournment:** 6:30 PM

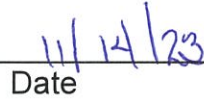
**Board actions between meetings:**

- The Board approved the Metro Pools proposal in the amount of \$4,217.01 to replace the pool pump motor.
- The Board approved the ASR Companies proposal in the amount of \$3,126.82 for mold mitigation in the fire room at 23404 E Dorado Place.
- The Board approved the Landtech proposal in the amount of \$2,276 for retaining wall repairs.
- The Board approved the WDR proposal in the amount of \$4,661.76 for a window well replacement at 23505 E Platte Dr #A.

- The Board approved the WDR proposal in the amount of \$4,964.13 for patio wall repairs at 5757 S Algonquian Way #A.
- The Board approved the ASR Companies proposal in the amount of \$3,354.82 for mold mitigation in the fire room at 5757 Algonquian Way.
- The Board approved the Landtech proposal in the amount \$4,300 to do maintenance on the detention pond.
- The Board approved the 2023-2024 Landtech snow removal proposal on an as-needed-basis.
- The Board approved the 2024 CPMG Management Agreement, with no increase.

Minutes approved:

  
Barbara Foster, President

  
Date