



# REDBUCK AT SORREL RANCH CONDOMINIUM ASSOCIATION

## Redbuck at Sorrel Rach Condominiums Association Board of Directors Meeting Minutes September 25, 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 September 25, 2017 Meeting of Redbuck at Sorrel Ranch Condominium Association was called to order at 5:30 PM and was held at Southshore Clubhouse, 27151 E Lakeview Dr, Aurora CO 80016. Community Association Manager Katie, Bikshaeva, CMCA®, AMS®, PCAM®, CAM, represented AMI, the managing agent.

#### 2. APPROVAL OF MINUTES

The Board of Directors reviewed the April 18, 2017 minutes. Upon motion duly made and seconded the April 18, 2017 minutes were approved as presented. The motion passed unanimously.

#### 3. EXECUTIVE SUMMARY

Managing agent covered the following topics in the summary:

- There were 127 owners signed up on website.
- 14 offsite owner's addresses.
- 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 July 31, 2017 were reviewed. The Operating Account \$51,614 Reserve Accounts \$285,976. There was \$91,551 in accounts receivable. The total expenses year to date were \$16,131 under budget. The board was also provided a current legal status report from HindmanSanchez. Upon motion duly made and seconded the July 31, 2017 financials were accepted as presented. Motion carried unanimously.

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### 5. OLD BUSINESS

- a. The Board of Directors reviewed decisions made outside of the meeting. The summary of each was announced at the meeting and discussion was held. Upon motion duly made and seconded the following actions were ratified:
- b. Phase 5 Painting and Building Repairs with Platinum Coatings Ratification \$45,890.
- c. FHA Re-Certification through HindmanSanchez for \$1,100.
- d. Asphalt Repairs to Common area for 18,147.
- e. Pool Heater Replacement by 5280 Pools \$11,980.
- f. Pool Replaster by 5280 Pool Spa \$19,840.  
Motion carried unanimously.

### 6. NEW BUSINESS

- a. **Board Member Candidates** – Tabled to Annual Meeting.
- b. **Electrical Light Pole Repairs/Trenching** – The Board discussed various repairs needed to a common area light pole. Upon motion duly made and seconded the Board approved \$3,111 in repairs by AGS, \$660 repairs by the Electrician and the remainder to be repaired by Brightview in the Spring not to exceed \$500. Motion carried unanimously.
- c. **Snow Removal Agreement** – The Board discussed the renewal agreement with the membership. Upon motion duly made the Board agreed to continue the agreement with Brightview. Motion carried unanimously. Managing agent suggested to have snow area volunteers to help dispatch Brightview. Discussion was held.
- d. **2018 Budget** – The budget numbers were discussed, and the matter was tabled for further review.

### 7. Homeowner Forum – The were 15 owners present. Owners discussed the following matters:

- a. Owner inquired about tree replacement in 2017 and how the funds were spent. There were no tree replacements completed in 2017 year to date as of July financials.
- b. Owners noted there were kids and families accessing the pool after hours and some that do not reside in the community. Suggestions for a key card system and security cameras. The cost of these has previously been evaluated and without a special assessment, this purchase will not be possible.
- c. Discussion about lattice fencing and the fact that it is currently not specifically allowed in the guidelines.

### 8. Adjournment 7:28PM.