

# **SORREL RANCH CONDOMINIUMS**

## **BOARD OF DIRECTORS MEETING MINUTES**

**February 7, 2022**

### **CALL TO ORDER**

The meeting was called to order at 6:08 p.m. Board Members in attendance were Jeff Powles and Vanessa Holmes. In attendance from MSI, LLC was the Community Manager, Lauren Veraldi.

### **OPEN FORUM**

There was 1 homeowner in attendance.

Homeowner -5762 S Addison Way Unit B

- Homeowner wanted to discuss the increased amount of dog waste throughout the community. She provided a couple options to the Board to include DNA testing, additional pet waste containers being installed, and possible dog waste removal services. After discussions with the Board, we have decided to get bids for pet removal services and to follow up with the Redbuck Community manager to verify if pet removal services are and should be included in the Cost Share agreement.

### **APPROVAL OF PREVIOUS MINUTES**

The August 11, 2021 meeting minutes were approved as presented with a motion, second and unanimous approval.

### **DEVELOPER UPDATE**

Jeff Powles provided an update as follows: As of January 31<sup>st</sup>, 2022 there have been 68 units out of the 150 units closed. The community itself has been completely sold out. Jeff anticipates 75% of the community to be closed by April/May and for the 75% turnover meeting taking place in June/July 2022. Jeff also discussed the final building punch list walk for the West side to be completed at the end of April and the landscape walk to be completed in May 2022. The east side of the community will be scheduled following that.

### **MANAGER'S UPDATE**

Financials – The December 2021 financials were reviewed. Jeff Powles and Donald Vanessa wanted clarification in regards to some of the delinquency amounts and timeframes. MSI will be following up with accounting.

Violation Log - The Board reviewed the current violation logs to include trash cans left out past deadlines and baby gates.

Maintenance Log – There were no current maintenance requests to review.

Design Review Request – There were no current open or pending design review requests.  
2022 Project Calendar – The Board reviewed the 2022 Project Calendar

### **OLD BUSINESS**

- Item: No Old Business

### **NEW BUSINESS**

#### **Item: 2022 Project Calendar**

Discussion/Summary: A copy of the Project Calendar for 2022 was provided to the Board for their review and additions. Board reviewed and added actions to include final punch list walks, special meetings for turnovers, and budget committee discussion dates.

Board Decision: Board will review the updated Project Calendar once provided by MSI and will complete an AWOM.

MSI Actions: MSI will update the 2022 Project Calendar to include the board discussed changes and additions. Once finalized, MSI will send AWOM for Board approval.

#### **Item: Security for Sorrel Ranch**

Discussion/Summary: Sorrel Ranch experienced some vandalism at 23709 and 23729 E Ida Dr. These are the first 2 buildings that are closing on the new phase. A homeowner also experienced a break in. Board discussed options for security to see if there's anything Lokal or the HOA can do to help make our homeowners feel safer in their new homes. Some of the ideas included security cameras, changing out front doors, and additional lighting to be added. After discussions we determined the below for each of the ideas.

Board Decision:

- Security Cameras: This would be extremely difficult to place around the community as we need to ensure cameras aren't pointed at/in people's homes. As well this would need to include a cost of someone monitoring the security cameras. Board Member, Vanessa Holmes, indicated that the Ring cameras might be the best option for homeowners if they would like to install. This would be homeowner responsibility and a design review request would need to be submitted to the board for their approval.
- Changing Front Doors: Board is in favor if a homeowner is wanting to change out their front door to something more secure, however this would be homeowner responsibility and a design review request would need to be submitted to the board for their approval.
- Additional Lighting: Jeff Powles explained that the lighting currently onsite was approved by the city of Aurora for his builder contract. He also explained the concerns of the "dark sky initiative" that is attempting to reduce the number of lights in a community. After the association has been turned over to a full homeowner board, then we can address adding additional lighting to the community with the city.

MSI Actions: No actions are required at this time.

#### **Item: Late Fee Forgiveness**

Discussion/Summary: Jeff Powles and Vanessa Holmes reviewed the delinquencies noted on the A/R report and wanted to determine how we can ensure timely payments are made from homeowners and if there is a solution for late fee forgiveness. If a homeowner is late on their

payments and requests the 1-time removal of the “soft costs” (ie, late fees, interest, and funds not paid out of pocket by the HOA), then we can do a 1-time removal and the homeowner would be set up on ACH/AutoPay moving forward.

Board Decision: Board approved the motion to waive “soft costs” (late fees, interest, etc. vs. the “hard costs” (HOA dues, legal fees, funds paid out of pocket by the HOA to cover). The board also approved that if the homeowner requests the 1-time removal of soft costs that they must then be set up on ACH/AutoPay for future payments.

MSI Actions: MSI will follow up with the accounting team to determine if and how this can be implemented for future delinquencies and requests.

### **EMAIL BUSINESS DECISIONS TO RATIFY**

#### **2022 Board Meeting Dates – Approved via email on 12/16/2021**

Board approved the below dates of the Board Meetings for 2022. Once the community has reached 75% of closed units, a Turnover meeting will need to be scheduled as well.

- February 8<sup>th</sup>, 2022 -Board Meeting
- May 11<sup>th</sup>, 2022 – Board Meeting
- August 3<sup>rd</sup>, 2022 -Board Meeting
- November 9<sup>th</sup>, 2022– Annual and Budget Ratification Meeting

\*\*Board discussed the addition of the possible 75% Turnover meeting in July and a special meeting in August to discuss budget with homeowners.

### **WEBSITE ITEMS**

The website is active and information will be added to the site as appropriate.

### **NEXT MEETING DATE, TIME & LOCATION**

The next Board meeting is scheduled to take place on May 11, 2022 @ 6 p.m. The location is yet to be determined as we are attempting to switch to a closer library. (\*Possible Tallyn’s Reach)

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:06 p.m.