

Sorrel Ranch Condominium Owners Association

Board of Directors Meeting Minutes

June 15, 2023 at 6:00 PM

Via zoom

Board members present: Vanessa Holmes, Sandra Blankhead and Michelle Coronel

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 6:00 PM. by Patricia Buhring. Minutes were taken and transcribed by Debra Vickrey.

Minutes: None to approve

Lokal: Jeff Powles

- Jeff provided a summary of the activities related to punch list items on the east side of the community. Owners ask specific questions related to drainage, concrete replacement, landscape walls, and E patio/staircase problems.
- Jeff indicated that owners would be individually notified by Lokal for work at their specific unit.
- Solar lights are going to be installed throughout the property as required by the City of Aurora.
- He committed to work with CASE who performed the road work last year that is now failing. This should be warranty work.

Homeowner Forum: 9 attendees

- Questions continued about property issues.
- Homeowners had questions regarding the current financial status of the HOA.

Presidents Report:

- Vanessa spoke about her efforts to find a new insurance broker for the HOA. Her efforts resulted in saving over \$60,000 in premiums.
- She introduced Debra Vickrey the new manager and spoke about her qualifications.
- She provided an update on the poor condition of the fire suppression systems rooms under the previous management. All rooms have been repaired and brought up to required condition.

Association Manager's Report: Debra Vickrey

- Debra gave a summary of the transition activities which have included:
 - Scheduling the transition audit which was due September 2022.
 - Bringing all the fire suppression rooms up to code and tested.
 - Bringing both the Sorrel Ranch and the Redbuck boards together to begin renegotiating the cost share agreement. These efforts are to make the agreement easier to administer and fair to both parties.
- A demand has been made to NuStyle Landscaping in the amount of \$122,986 to repair/replace concrete damaged by corrosive ice melt in violation of their contract.

- An effort is beginning to establish a set of rules and regulations for the community.

Contract Proposals:

- **Motion** to approve the Finite LLC proposal in the amount of \$5,750 for the transition audit, to be paid by Lokal was made by Vanessa Holmes, seconded by Michelle Coronel and passed unanimously.

Financials/Legal:

- **Motion** to accept the May 2023 financials prepared by CPMG, subject to audit, was made by Vanessa Holmes, seconded by Michelle Coronel and passed unanimously.

Adjournment: 7:52 PM

Next meeting: August 17, 2023

Board actions between meetings:

- The Board approved the architectural request from 23545 E Platte Dr. to install a sun shade.

Minutes approved:

<i>Vanessa J. Holmes</i>	11-15-23
_____ President	_____ Date