

# **SORREL RANCH CONDOMINIUMS**

## **BOARD OF DIRECTORS MEETING MINUTES**

**June 23, 2022**

### **CALL TO ORDER**

The meeting was called to order at 6:03 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 were 2 homeowners in attendance.

Joanne Brownhill -5762 S Addison Way Unit B  
Heather Penally- Unable to verify address as she just closed

Homeowner of 5762 S Addison Way Unit B wanted to follow up on the dog waste conversation. After confirmation that the current lawsuit between the Cost Share with Redbuck and Lokal wouldn't be an issue, MSI will follow up with Deborah, from Redbuck, for her to address and remove the dog waste from the common areas on the West side. Once the East side is built and the community fully turned over from the Builder, then the Board can discuss adding in a pet waste removal services contract.

### **APPROVAL OF PREVIOUS MINUTES**

Upon a motion made by Jeff Powles and seconded by Vanessa Donald, and without objection, unanimously carried, the February 7, 2022, Board Meeting Minutes were approved.

### **DEVELOPER UPDATE**

As of April 30, 2022 there have been 91 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 September and for the 75% turnover meeting taking place in Oct/Nov 2022.

Jeff also wanted to schedule the next set of buildings punch list walks the 2<sup>nd</sup> week of July. Jeff provided update that NuStyle would be looking to start the step of replacing/re-planting of all dead landscape items that were on warranty.

In regard to the current Cost Share litigation, Jeff indicated that Lokal and Redbuck are still going through discussion regarding the concrete/asphalt replacement that was completed. Mediations are scheduled to take place September 15<sup>th</sup>, however settlements are being discussed to resolve prior to that date.

### **MANAGER'S UPDATE**

Financials – The May 2022 financials were reviewed.

Violation Log - The Board reviewed the current violation log.

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: Late Fee Forgiveness**

**Discussion/Summary:** Board wanted to determine how to ensure timely payments are made from homeowners and if there is a solution for late fee forgiveness. The Board discussed that if a homeowner was 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 MSI can do a 1-time removal and the homeowner would be set up on ACH/AutoPay moving forward. After review of House Bill 1137, and since this specific policy will be updated anyway, Board requested MSI follow up with legal to address auto ACH after 1-late payment.

**Board Decision:** No decision at this time.

**MSI Actions:** MSI will follow up with Winzeburg, Leff, Purvis, and Payne as to updating the document to include the provision of Auto ACH if late payment wants to be removed.

## **NEW BUSINESS**

### **Item: House Bill 1137 Updates**

**Discussion:** Governor Pollis signed into effect House Bill 1137, requiring association to update their current policies to reflect the new law. They will need to update 3 policies, Collection, Enforcement, and Conduct of Meeting Policy. MSI explained the certain changes to procedures that would need to take place. The Board was made aware that this would be a requirement and Winzenburg, Leff Purvis & Payne will draw up their new policies for \$350.00.

**Board Decision:** No decisions at this time.

**MSI Actions:** MSI will follow up with WLPP for next steps to updating the required polices.

## **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 August 3, 2022 at 6:00 p.m. at Smoky Hill Library.

Future Meeting Dates:

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

\*\*Once the community has reached 75% of closed units, a Turnover meeting will need to be scheduled as well. Anticipating this can all be handled at the November 9, 2022 meeting, however if 113 homes close, then the Turnover meeting needs to take place within 60 days of that 113 closing.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 6:47 p.m.