

# **SORREL RANCH CONDOMINIUMS**

## **BOARD OF DIRECTORS MEETING MINUTES**

**August 11, 2021**

### **CALL TO ORDER**

The meeting was called to order at 1:05 p.m. Board Members in attendance were Jeff Powles, Slade Nelson and LeRoy VanDyke, Lokal Construction. In attendance from MSI, LLC was Brenda Tate and Lauren Veraldi.

### **OPEN FORUM**

One owner was in attendance for the meeting and asked about status of trash/recycle exchange and pick up of large containers.

### **APPROVAL OF AGENDA**

The agenda was approved with changes to New Business: 2022 Budget Process/Date and Ratification of Building Acceptance/Landscape for Buildings 12, 13, 14, 29

### **APPROVAL OF PREVIOUS MINUTES**

The May 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 July 31 there have been 44 units closed. There are 47 units that are pre-sold with 4 of them on the east side of the property. Full sell out is anticipated in May/June of 2022.

### **MANAGER'S UPDATE**

Financials – The June 2021 financials were reviewed. Jeff Powles asked that Accounting be consulted to affirm that the payment to Redbuck are being made timely. All questions were answered.

Delinquencies – It was noted that there is one account that is delinquent. It was noted that Accounting is following the Collection Policy on any account that is delinquent. It was noted that the coding was not on the Delinquent report in the financials.

Grounds/Building Tracking (Turnover/Maintenance) – The spreadsheet that tracks the turnover of grounds/buildings will be included in the monthly packet to the Board and updated with current information as appropriate.

Project Calendar – The Project Calendar is a working document and as the Association is new is being worked on as appropriate

Logs: Maintenance, Violation and Design Reviews – The logs were provided as appropriate.

### **OLD BUSINESS**

- Item: No Old Business

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

- There were no email decisions to ratify.

### **NEW BUSINESS**

Item: Special Election Meeting

- Discussion/Summary: Discussion was held on the 25% election meeting where an owner is elected to the Board and one Lokal representative steps off the Board. This is scheduled for September 1, 2021 at the Smoky Hill Library. MSI will process the notice for the meeting.
- Board Decision: No decision required.
- Action: MSI will process the meeting notice to all owners.

Item: Legislative Changes

- Discussion/Summary: The Board was provided with the details of the recent legislative changes.
- Board Decision: After discussion, the Board requested that legal counsel update the policy for Association Records and legal counsel is to be asked if there is some pre-set language for the new sign regulations and the size is to be no bigger than 3 x 5.
- Action: MSI will contact legal counsel and on receipt of the policy(s) will forward them to the Board for review/signature.

Item: August 10<sup>th</sup> Walk Through Discussion

- Discussion/Summary: Jeff Powles noted that the walk through did not occur as the grounds installer was not ready for the walk through.
- Board Decision: No decision required.
- Action: The walk through will be scheduled for a later date.

Item: Stair Snow Removal Bid

- Discussion/Summary: It was noted that the Association is financially responsible for the removal of the snow on the stairs to the upstairs units which Redbuck Association is responsible for all other snow removal in the community.
- Board Decision: No decision required.
- Action: MSI will solicit NuStyle for a snow removal bid for the 2021-2022 snow season.

Item: 2022 Budget Process/Date

- Discussion/Summary: Discussion was held on the process for the budget for 2022 and it was noted that the Board would need to review the information and approve it prior to it being submitted to Redbuck Association for their budget process. It was noted that the assessments should remain the same.
- Board Decision: No decision required.
- Action: MSI will prepare the initial budget and submit it to the Board.

Item: Ratification of Building and Landscape Acceptance – Buildings 12, 13, 14, 29

- Discussion/Summary: It was noted that there had been walk throughs completed on these buildings.
- Board Decision: A motion was made, seconded and unanimously approved to accept the buildings and landscape on the locations.
- Action: MSI will update the Building/Grounds spreadsheet to reflect this information.

Item: Owner Food Truck Event

- Discussion/Summary: The Board discussed holding an owner event prior to the Special meeting as a meet your neighbor event. Discussion on food was either American, BBQ or Mexican.
- Board Decision: The Board selected Tuesday, August 31 – 6 – 7:30 p.m. at the property.
- Action: MSI will solicit information on the food trucks for Board approval.

### **NEWSLETTER ITEMS**

It was noted that eblasts will be utilized.

### **WEBSITE ITEMS**

This was not discussed. The website is active; and information will be added to the site as appropriate.

### **REVIEW OF INVOICES / SIGNING OF CHECKS**

The Manager will review the invoices and Jeff Powles of Lokal will have the final review/approval. The Strongroom invoice review/check processing system is being used.

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

The next meeting will be September 1, 2021 and will be a Special (election) meeting. Board meetings are held quarterly on the 2<sup>nd</sup> Tuesday – February, May, August with the Annual & Budget Ratification meetings held on November 10 at 6 p.m.

### **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 1:50 p.m.