

SORREL RANCH CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

August 17, 2022

SUBJECT TO BOARD APPROVAL **CALL TO ORDER**

The meeting was called to order at 6:01 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.

Heather Benally	23728 E Ida Pl Unit E
Sandra Bradley	23668 E Ida Pl Unit D
Abigail Alvino	23783 E Ida Pl Unit A
Teresa Allen	23743 E Ida Pl Unit A
Troy Brienzo	23729 E Ida Dr Unit B
Trevon Lewis	23743 E Ida Pl. Unit D
Chinta Puneeth	23743 E Ida Pl. Unit C

Homeowner of 23728 E Ida Pl Unit E wanted to follow up regarding paint touch ups needed on the interior and exterior. Jeff, Lokal Homes, informed the homeowner to submit interior touch up with the warranty. In regard to exterior work, MSI will be walked the property to verify what paint touch up is needed and to provide over to Lokal to address. Homeowner also wants to follow up on pool key receipt and her last name is spelled incorrectly on the website. MSI will send a follow up email to John Wolfum of Redback for pool key distribution confirmation. MSI will also follow up with accounting to address misspelled name.

Homeowners also expressed concerns regarding garage unit lighting near 23873 and 23743 that is out needing to be replaced. MSI will follow up with Lokal to address.

Homeowner of 23743 E Ida Pl Unit D had questions regarding the landscaping on the East side and when that would be completed. Jeff explained that Aurora Water Dept needs to come onsite to remove their tubes before an irrigation line can be laid and landscaping be installed. Homeowner also had a question in regard to the BBQ's. Jeff explained that Sorrel currently doesn't have any restrictions regarding BBQ's however as the Board changes over from Declarant controlled to homeowner controlled, restrictions might be set.

Homeowner of 23728 E Ida Dr had questions regarding the potholes in the roads. Jeff explained that once construction is wrapped up and the bigger trucks are offsite, they will have the roads re-addressed prior to releasing over to the HOA for future maintenance. As well, another homeowner followed up regarding nails in the road, of which Jeff will follow up with the Lokal crew and request they pic up nails in the roads to prevent damage to cars in the community.

Homeowner at 23668 E Ida Pl Unit D, wanted to follow up regarding a letter she received about property taxes. Jeff advised the homeowner to reach out to the title company and they should provide her with some direction. Homeowner also inquired as to power washing an exterior wall of her unit as its been covered with the dirt and dust blown up from inspection. MSI will take pictures of the unit in question and send over to the board for direction of whether a power washing company will be hired.

APPROVAL OF PREVIOUS MINUTES

Upon a motion made by Vanessa Donald and seconded by Jeff Powles, and without objection, unanimously carried, the June 23, 2022, Board Meeting Minutes were approved.

DEVELOPER UPDATE

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.

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 8th, however settlements are being discussed to resolve prior to that date.

MSI and Lokal also completed the next initial building walks for Bldgs.46, 47, and 48 on 08/04/2022.

MANAGER'S UPDATE

Financials – The July 2022 financials were reviewed.

Violation Log - The Board reviewed the current violation log.

Maintenance Log – There were 1 open 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: Board has been discussing ways to ensure timely payments are made from homeowners and if there is a solution for late fee forgiveness. 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. 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. Once new policies are received from Legal, they will be reviewed to ensure this language is present.

Board Decision: This item has been tabled. This will most likely take place outside of the meeting through AWOM.

MSI Actions: Follow up with Legal for receiving the updated policies per the HB1137 for board signature and community implementation.

Item: Dog Waste Removal Companies

Discussion: Board requested that MSI reach out to different dog waste removal companies to get bids for Pet Waste Removal on the East side of the property only, as the west is maintained by Redbuck. MSI has reached out to Poop 911, PetScoop Services, and Doody Calls. Once bids are received, then the Board can review for setting up service and including in budget.

Board Decision: This item has been tabled until we can get the East side fully landscaped, and the pet waste removal vendors can provide a more accurate bid.

MSI Actions: No actions currently.

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 currently.

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

Item: Landscape Walk on 8/04/2022

Discussion: Jeff Powles (Lokal), Nate Moilanen (Nustyle), and Lauren Veraldi (MSI) completed the final landscape walk for the West side of the property on 08/04/2022. Nustyle has provided a highlighted map for everything we walked. Everything highlighted in *Orange* has come out of warranty and the 7 buildings highlighted in *Purple* have been accepted and into warranty. We will re-evaluate these buildings in May of 2023 to for replacements and final acceptance. The next block buildings we will be able to walk for initial will be 42-45 & 54/55.

Board Decision: Upon a motion made by Jeff Powles, Lokal, and seconded by Vanessa Homes, the Board approved the warranty end date of 08/04/2022 for the landscaping completed on the entire west side of Alexander less Bldg. 31. The 1-year warranty start date for Bldgs. 31, 46, 47, 48, 49, 50, 52, and 53 starts as of 08/04/2022.

MSI Actions: No actions currently.

Grounds Bids for 2022-2023 Season

Discussion: As the Grounds Contract for 2021-2022 season is coming to an end as of September 30th, Nustyle was sent a bid request for 2022-2023 grounds season for both the East and West

side of the property. Once received the Board will review the bid for approval. Once signed, MSI will send Bid Accept over to Nustyle and start preparing the 2023 budget.

Board Decision: Item has been tabled until grounds contract is received from NuStyle. Once received then Board will review and sign securing the next year's grounds contract pricing.

MSI Actions: MSI will be following up with NuStyle for both West and East side maintenance contracts.

DISCUSSION ITEMS

Item: A/R Processing Fee Increase

MSI will be increasing the processing fee for delinquent accounts from \$15 to \$20 starting on August 1st. This fee is charged up front to the HOA and then reimbursed to the HOA once the delinquent owner becomes current. Board had no questions or concerns.

Item: New HOA Website

MSI currently in the process of switching all of their contracted communities' websites over to Nabr Network. This will be completed in August and upon doing so the Board will be provided links to review the new changes. Board had no questions or concerns.

WEBSITE ITEMS

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

NEXT MEETING DATE, TIME & LOCATION

The next meeting is the Annual and Budget Ratification Meeting, which is scheduled to take place on November 9, 2022 at 6:00 p.m. at Smoky Hill Library.

Future Meeting Dates:

- November 9th, 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 6:48 p.m.