

## **Sorrel Ranch Condominium Owners Association**

Board of Directors Meeting Minutes

August 17, 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 6:05 PM. by Patricia Buhring. Minutes were taken and transcribed by Debra Vickrey.

**Minutes:** June 15, 2023

- **Motion** to approve the minutes was made by Michelle Coronel, seconded by Sandra Blankhead and passed unanimously.

**Presidents Report:**

- Vanessa spoke to the efforts that are continuing between the board and Redbuck related to simplifying the cost share agreement.

**Association Manager's Report:** Debra Vickrey

- Debra gave a summary of activities, including the continued issues with the fire suppression system.
- She announced the upcoming work session for the Board to work on the 2024 budget in preparation for the October annual meeting.

**Discussion Items:**

- **Motion** to approve the Finite LLC transition audit as presented was made by Vanessa Holmes, seconded by Michelle Coronel and passed unanimously.

**Financials/Legal:**

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

**Homeowner Forum:** 7 attendees

- There was continued discussion about the warranty work underway by Lokal.
- Concerns were expressed about the parking on both sides of Dorado and how narrow the street becomes. Debra indicated that Redbuck is pursuing the City of Aurora to evaluate the possibility of parking on only one side of the street.
- Landscaping issues were raised, including the dead trees and the holes dug but no replacement yet making for a possible fall. Some drip lines may not be working.
- Many concrete issues were identified east of Alexander which are under warranty.

**Adjournment:** 6:56 PM

**Next meeting:** TBA

**Board actions between meetings:**

- The Board approved the 2023-2024 Landtech snow removal contract on an as-needed-basis.
- The Board approved the 2024 CPMG Management Agreement, with no increase.

Minutes approved:

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