

Redbuck at Sorrel Ranch Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 16, 2024 at 4:30 PM
Via Zoom

Board members present: Barbara Foster, Leah Imwalle, and Hans Kusserow

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Meeting called to order at 4:30 PM by Barbara Foster. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Presentation CPMG Homeowner Portal: Virginia Johnson, AMS, PCAM – Project Manager

- Virginia gave a summary of the functions of the homeowner portal and answered questions. The Board agreed to the \$25.00 a month fee to activate the portal beginning July 1, 2024.

Approval of Board Meeting Minutes: November 7, 2023

- **Motion** to approve the minutes was made by Barbara Foster, seconded by Leah Imwalle and passed unanimously.

President's Report: Barbara Foster

- Barbara commented on all the abandoned vehicles along Alexander without license plates. There was a discussion about parking and enforcement in the area.
- She raised concerns about the drainage pond needing to be cleared for the water flow.
- Landscaping and maintenance items were brought to the attention of CPMG.

Manager's Report: Debra Vickrey

- Debra gave a summary of activities.
- She reviewed the work with the City of Aurora related to parking on Alexander and indicated she is working with both Sorrel Ranch and the apartments on solutions.
- There was an update on the opening of the pool, the inspection of the staircases, and the status of violation letters.
- Debra provided a summary of the current towing restrictions and the proposed restrictions under consideration by the legislature.

Discussion Items:

- The Board discussed ways to approach the replacement of screens and provided direction to CPMG to make certain all the fabric and color used is consistent.
- The window well grates were discussed regarding requirements and responsibility.

Contracts: None

Financials/Legal:

- **Motion** to accept the October – December 2023 and the January – February 2024 financials, prepared by CPMG, subject to audit, was made by Barbara Foster, seconded by Hans Kusserow and passed unanimously

Architectural Requests: None

Homeowner Forum: 5 attendees

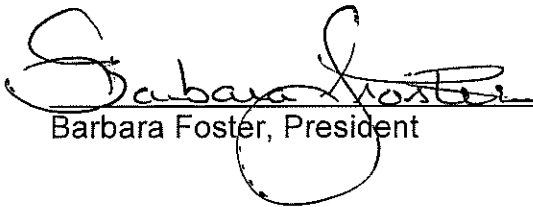
- There was a suggestion that many of the “Fire Lane” signs are faded and need replacement.
- An owner had questions about window well grates.
- There was discussion about the insurance companies requesting that HOA’s prohibit grilling at the units, and how non-compliance adds to the cost and availability of insurance.
- It was brought to the attention of the Board and CPMG that the light pole bulb replacements are too bright near the units, and the use of more subdued bulbs should be the standard other than in very open common areas.

Adjournment: 6:23 PM

Board actions between meetings:

- The Board approved the 2023 audit done by Dale Weidner & Company.
- The Board approve the Dale Weidner & Company proposal on an hourly basis for the 2024 taxes/audit.

Minutes approved:


Barbara Foster, President

7/22/24
Date