

Sorrel Ranch Condominium Owners Association

Board of Directors Meeting Minutes

January 4, 2024 at 4:30 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 4:35 PM. by Patricia Buhning. Minutes were taken and transcribed by Debra Vickrey.

Minutes: August 17, 2023

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

Presidents Report:

- Vanessa spoke about the ongoing efforts of Lokal to complete their warranty work. She read the last email from Jeff Powles with an update.

Association Manager's Report: Debra Vickrey

- Debra gave a summary of activities.
- She reviewed the items that she has inquired about with Lokal including drainage from the E balconies, the extension of their insurance policy into 2024 while they complete the work, and the summary of repairs to the E balconies.

Discussion Items:

- **Motion** to adopt a Reserve Policy was made by Vanessa Holmes, seconded by Michelle Coronel and passed unanimously.
- The Board discussed establishing committees. They agreed to have CPMG provide a committee charter for both a landscaping and social/communications committee to be presented at the next meeting.
- No action was taken on 2024 priorities.

Financials/Legal:

- **Motion** to accept the August - November 2023 financials prepared by CPMG, subject to audit, was made by Vanessa Holmes, seconded by Sandra Blankhead and passed unanimously.

Homeowner Forum: 7 attendees

- There was continued discussion about the warranty work underway by Lokal.
- One owner was concerned that the snow removal services were later in the day, and there are no ice melt buckets on the west side. CPMG will follow-up with the contractor to get buckets placed.
- There was considerable input from the owners related to the structure and mission of committees.

Adjournment: 5:48 PM

Next meeting: March 7, 2024

Minutes approved: 3.7.24