

Sorrel Ranch Condominium Owners Association
Board of Directors Meeting Minutes
May 16, 2024 at 6:00 PM
Via zoom

Board members present: Vanessa Holmes, Sandra Bankhead and Michelle Coronel

CPMG: Virginia Johnson, CMCA, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 6:00 PM. by Vanessa Holmes. Minutes were taken and transcribed by Virginia Johnson.

Minutes: March 7, 2024

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

Presidents Report:

- Vanessa spoke about the ongoing efforts of Lokal to complete their warranty work. We are currently collecting data and encouraging owners to go to the Lokal portal and report individual issues. E balconies continue to be replaced by builder.

Association Manager's Report: Virginia Johnson

- Virginia gave a summary of activities.

Action outside a Meeting:

Insurance renewal for 2024 – 2025

Discussion Items:

- Discussion: the community garage sale is set for June 7 and 8th to be at the same time as Sorrel Ranch single family homes across the street.
- Discussion: Building walks need to be set with the Board and the builder to identify items in the common areas.
- The Insurance renews in April and the current carrier Great American is leaving the Colorado market so there is a possible increase for the association.
- The rules and regulations are being worked on and will be reviewed in an executive session at the end of this meeting.

Financials/Legal:

- **Motion** to accept the final March 2024 financials and the February 2024 financials prepared by CPMG, subject to audit, was made by Michelle Coronel, seconded by Vanessa Holmes and passed unanimously.
- **The attorney status report was reviewed.**

Homeowner Forum: 10 attendees

- There was continued discussion about the warranty work underway by Lokal.
- Owners were encouraged to continue to use the Lokal Portal to report items that should be handled. Items still needing address are exterior painting, flashing,

drains, retaining walls, exterior patios, concrete Spalding, E unit balconies, landscaping.

Adjournment: 7:32 PM to Executive session for a legal collection matter

Next meeting: July 12th 2024 at Gazebo

Minutes approved: