



Sierra Pointe Homeowners Association, Inc.

Organizational and Board Meeting Minutes

January 29, 2024

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 6:55 PM.

Present were as follows:

Ken Cross	Secretary
Holly Schwarz	Director at Large
Jocelyn Shipley	Director at Large

The following positions were established:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Holly Schwarz	President	2026
Ken Cross	Vice President	2025
Becky Gaerlan	Secretary	2026
Jocelyn Shipley	Treasurer	2025
Vacant	Director at Large	2025

There being no further business, the Organization meeting was adjourned at 7:07 PM.

The Board meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 7:08 PM.

Present were as follows:

Holly Schwarz	President
Ken Cross	Vice President
Becky Gaerlan	Secretary
Jocelyn Shipley	Treasurer

Secretary's Report:

The December 4th Board meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the finances for December 31st (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$196,265.17, with \$1,523,759.57 in Reserves. A question-and-answer period followed. The Association ended the year being \$3,712.43 under budget, and Reserves were fully funded.

The AGED Receivables report was reviewed. The total due is \$87.2k.

It was noted that the current budget is still too short to fully fund the insurance renewal for this year, which came in at \$494k, and the budget was \$416k, roughly \$80.8k short. It was unanimously agreed not to fund Reserves for January and February, which would give \$85,790.00 in additional cash to fund all policies.

President's Report:

Mrs. Schwarz reviewed the progress/status of the CSU sewer line scoping work and the Rebecca Lane sinkhole project.

Mr. Patterson presented the **Manager's Report**.

The draft winter newsletter was reviewed.

New Business:

The owner of 3460 Park #H submitted a request to be reimbursed \$361.63 for a sewer line inspection and clearing. (An interior cleanout was added, and the flow was restored when reaching 70' out). More information will be sought.

The owner of 3250 Van #A submitted a request to be reimbursed \$150.00 for a sewer line inspection and clearing. (The cleared sink line is going 40'; grease and sludge are in the line). A motion was made stating the fee is the owner's responsibility and the amount will not be reimbursed, which carried 4-0 in favor.

The owner of 3240 Van #H submitted a request to have a total of \$500.00 in assessment fines removed. Documentation was reviewed. A motion was made stating if the owner has proof of compliance, the fines will be removed, which carried 4-0 in favor.

The owner of 3510 Park #C submitted a request to have a total of \$500.00 in assessment fines removed. Documentation was reviewed. A motion was made stating if the owner has proof of compliance, one half of the fines will be removed, which carried 4-0 in favor.

The owner of 3415 Reb #C requested to keep the patio stucco wall in place (previously identified as unsafe and set to be removed). A motion was made to deny the request, which carried 4-0 in favor.

The owner of 3520 Park #D submitted a request to keep the patio stucco wall in place (previously identified as being unsafe and set to be removed). A motion was made to deny the request, and it was stated that if the owner wishes to repair/resecure the wall at their expense, they can do that and keep it in place, which carried 4-0 in favor.

The owner of 3440 Park #D submitted a request to change assigned parking spaces with #B. The request was approved, and the relocation of signs will be their responsibility to pay for.

A request was submitted on behalf of 3465 Reb #C from the owner's attorney regarding a sewer backup event from last year, asking for the Association's position on this matter and if an insurance claim may be filed. Discussion followed. It was agreed to have a vendor inspect the sewer line using the notes from the owner's October plumbing inspection to verify the findings.

There being no further business, the meeting was adjourned at 8:03 PM.



Derek Patterson
Property Manager