



Sierra Pointe Homeowners Association, Inc.

Annual Meeting Minutes

January 27, 2025

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:38 PM.

Present were as follows:

	Holly Schwarz	President
	Ken Cross	Vice President
	Becky Gaerlan	Secretary
	Jocelyn Shipley	Treasurer
	Derek Patterson	Property Manager
Excused Absence:	Sandra Boley	Director at Large

The Board introduced themselves to the members present.

Homeowners Present:

A quorum was present [71 required]: two (2) Proxies, forty-two Directed Votes (42), and thirty-two (32) homes in person. Mr. Patterson conducted roll call. The previous year's meeting minutes were approved as submitted.

Mrs. Schwarz presented the **President's Report**, as shown in the handout, plus other details on numerous projects completed last year.

Mr. Patterson presented the **Finance Report**.

The financial details for the 2024 year-end were reviewed.

Election of Directors:

Three (3) terms are up for election as Ms. Boley, Ms. Shipley, and Mr. Cross's terms expire. Two volunteers were on the ballot (H. Jones and N. Middleton). The floor was open for nominations; there were none. The volunteers introduced themselves to the members. A motion was made to elect the candidates by acclamation, which carried unanimously.

Ms. Boley and Ms. Shipley were given a gift card for their service to the community. Mr. Brooks, Mr. Schwarz, and Mr. Huery were also thanked for their help in opening utility rooms, inspecting the property, and helping report any issues.

Announcements:

The floor was opened for general discussion. Topics included (Neighborhood Watch, Extra Duty CSPD patrols, fire lane parking violations, utility room rejuvenation work, window address stickers, leaks from neighboring units, cleaning sewer lines, and snow removal).

Pete's Perfect Properties provided candy and water for the members at the meeting.

Mrs. Schwarz handed out door prize gift cards by random drawing.

6:20 PM. It was noted that the Board would go into an **Executive Session** to discuss some collection/legal matters. The meeting was reconvened.

A motion was made to approve authorizing eight (8) accounts to enter the Collections process, which carried 4-0 in favor. All Resolutions were signed.

A motion was made to approve a bid to replace the bridge/sidewalk outside the clubhouse with concrete and reuse the handrails (\$7.8k). Discussion followed. The motion carried 4-0 in favor.

A motion was made to approve a bid to replace the concrete patio adjacent to the east clubhouse door (\$5.4k). Discussion followed. The motion carried 4-0 in favor.

A motion was made to approve a bid to insulate and install new drywall for each utility room (not the laundry rooms), not to exceed \$2k each. Discussion followed. The motion carried 4-0 in favor.

A motion was made to approve some minor updates to the current Records Policy, as noted by OCHH. The motion carried 4-0 in favor.

There being no further business, the meeting was adjourned at 6:39 PM.



Derek Patterson
Property Manager