



Sierra Pointe Homeowners Association, Inc.

Annual Meeting Minutes January 26, 2026

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 (by Zoom)
Ken Cross	Vice President
Becky Gaerlan	Secretary
Hayden Jones	Treasurer
Nancy Middleton	Director at Large
Derek Patterson	Property Manager

The Board introduced itself to the members present.

Homeowners Present: A quorum was present [71 required]: one (1) Proxy, sixty-six Directed Votes (66), and twenty-one (21) homes in person. Mr. Patterson conducted roll call.

Mrs. Schwarz and Ms. Gaerlan presented the **President's Report**, which included updates on numerous projects completed in 2025, the volunteer work the Board conducts on the property, work with neighboring owners on possible future shared cost items, the status of the pool retaining wall, and other concrete, drainage, and stucco projects.

The 2025 year-end finances were included in the mailed notice. There is no change to the dues and utility fees from last year.

Election of Directors: Two (2) terms are up for election as Mrs. Schwarz and Ms. Gaerlan's terms expire. Two volunteers were on the ballot (J. Cho and S. Cho). The floor was open for nominations; there were none. The volunteers present introduced themselves to the members. Members were instructed to vote on their secret ballot. P. Guerin and D. Dominguez collected and counted the votes. Mrs. Schwarz and Ms. Gaerlan were elected to the Board.

The previous year's meeting minutes were approved.

Door prizes were handed out, and numerous owners were thanked for their volunteer work with the community.

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

Dirty Deeds (our janitorial and trash vendor) provided snacks and water for the meeting. There being no further business, the meeting was adjourned at 6:28 PM.

Derek Patterson
Property Manager