



Sierra Pointe Homeowners Association, Inc.

Board of Directors and 2024 Budget Meeting Minutes

October 30, 2023

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:30 PM. Present were as follows:

John Clancy	President
Holly Schwarz	Vice President
Ken Cross	Secretary
Jocelyn Shipley	Director at Large
Derek Patterson	Property Manager

The Board of Directors, RowCal, and the members present introduced themselves.

Secretary's Report:

The September Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 10-2-23 to approve legal representation for a Board lawsuit. The vote was 3-0 in favor with one abstention.

An ATWAM email vote was taken on 10-2-23 to approve new concrete work at 3430 Parkmoor. The vote was 4-0 in favor.

Financial Report:

Mr. Patterson reviewed the finances for September August 30th (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$303,482.86, with \$1,659,386.80 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed. The total due is \$90k. It was noted that Smith, Jaden, Johnson will be the primary firm for collections and Orten, Cavanaugh, Holmes, and Hunt will be used for other legal counsel as needed.

President's Report:

It was noted there was a leak in a plumbing line in the utility room at 3460 Parkmoor, which was repaired.

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

The 2023 Project List was reviewed.

Mr. Patterson reviewed two bids for new water heaters at Building 3515 Rebecca (original in 2005), and 3120 Van Teylingen (original 2009). A motion was made to approve the bids, which carried 3-0 in favor.

Mr. Patterson reviewed the status of the homes with water leaks and resulting asbestos and mold mitigation and rebuilding.

The monthly **Violation Inspection List** was reviewed. Six (6) requests were reviewed where owner's asked to have the administration fee waived. All six requests were denied. It was noted that thirty-six (36) 1st Notices, six (6) 2nd Notices and thirty-six (36) Cure Notices were issued in September.

Towing Report: no vehicles were towed.

Old Business:

The owner of 3510 Parkmoor #G inquired about an August 3rd towing event. Details from Midnight Towing were reviewed, and the Ford Explorer was towed for being inoperable (8-3-23). Upon retrieving the vehicle, it would not start. It was agreed the towing was proper.

The owner of 3220 Van Teylingen #D inquired about an August 17th towing event. Details from Midnight Towing were reviewed. It was noted the vehicle was not inoperable that the vehicle is driven for shift work daily, but not moved during the day. A motion was made to approve reimbursing the owner the tow fee, which carried 3-0 in favor.

New Business:

There was discussion on the recent insurance renewal for 2023-2024; estimated to renew at \$320,301.45 for the 2024 Budget. The actual pricing is \$496,874.82. Numerous documents were reviewed from USI and the policy is effective November 1, 2023. It was noted that upon renewal, the Board can shop for other carriers although it's unlikely that a better price will be found (the current policy can't be changed until March 2024). A motion was made to approve the renewal, which carried 3-0 in favor.

Mr. Patterson reviewed several RCM emergency dispatch fees. A motion was made to pass through the fee for Invoice 38558 of \$116.25 to the owner, the remaining invoices were paid by the Association; which carried 3-0 in favor.

The community was inspected by the Fire Department, Wildfire Mitigation Office to determine the Association's fire risk. The report noted seven (7) failures for different categories. An initial bid to remove mulch beds, trim trees, vine removal, removal of numerous bushes and trees that are too close to the structure was obtained and a second bid is being sought.

It was noted that some residents are not in support of removing some trees in close proximity to the building. Pricing ranges from \$76k to \$127k.

Ms. Shipley arrived for the meeting (was traveling back to Colorado).

2024 Budget Review:

The 2024 draft Budget was reviewed, with the Board considering an increase of up to 10%. Numerous line items were discussed with a question-and-answer period. The Utility portion of the Assessment will remain the same, but the Dues portion will require an increase of 10%. There were ten (10) directed no votes and twenty-five (25) directed yes votes. The budget is approved.

Owner's Forum:

Questions and comments were taken from the floor.

6:47 PM. It was noted the Board will go into **Executive Session** to discuss a legal matter for 3465 Rebecca #C and a lawsuit from 3240 Van #A.

The meeting was reconvened. It was noted that all associated fees and expenses incurred as a result of the lawsuit from 3240 Van #A will be passed back onto the owner's account.

It was noted the next Board Meeting will be held on December 4th.

There being no further business, the meeting was adjourned at 7:08 PM.



Derek Patterson
Property Manager