



# *Sierra Pointe Homeowners Association, Inc.*

## Board of Directors Meeting Minutes

December 2<sup>nd</sup>, 2024

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The meeting was held by telecommunications (Zoom) and called to order at 5:35 PM. Present were as follows:

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

### **Secretary's Report:**

The October Board meeting minutes and the 2025 Budget meeting minutes were approved as submitted.

### **Financial Report:**

Mr. Patterson reviewed the finances for October 31<sup>st</sup> (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$348,154.81, with \$1,149,932.17 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed. Two CDs expire in January and will be invested for a 6-month term.

The AGED Receivables report was reviewed. The total due is \$60k.

### **President's Report:**

The new concrete patio concrete work is completed, and the final invoice can be paid to Hammers. The new patio fencing will be installed soon. Two units are having outside water leak mitigation work completed.

Knott Engineering is developing the patio/deck replacement specifications for building 3415.

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

The 2024 Project List was reviewed.

The monthly **Violation Compliance Inspection List** was reviewed.

**Pool & Clubhouse:** Nothing to report.

**Towing Report:** Two vehicles were towed. The average cost of a tow event is \$343.00 plus a \$46/day storage fee.

**Old Business:**

A bid was reviewed to stain/seal the deck and entry areas for building 3415. A motion was made to approve the bid, which carried 3-0 in favor.

**New Business:**

Bids were reviewed to replace the railroad tie retaining wall near 3415, facing the parking lot, and install a new curbing near the fire hydrant. A motion was made to approve the bid from Colorado Custom Masonry Plus (\$28k), which carried 3-0 in favor.

It was noted that the water damage sustained in 3450 Parkmoor #C bathroom was caused by a lack of maintenance, and the restoration is the owner's responsibility.

Work will continue to inspect and replace/correct any common sidewalk issues as the weather allows.

Ms. Boley joined the meeting.

The yearly fire extinguisher testing has been completed, and numerous repairs will now be made.

**RCM** emergency invoices: None.

**Owner's Forum:**

Questions and comments were taken from the floor.

6:28 PM. It was noted that the Board would go into an **Executive Session** to discuss legal matters and concerns about the owner's privacy.

The meeting was reconvened.

A motion was made to deny an owner's request to reimburse him for lost rental income at 3220 Van Teylingen #A, associated with water entry. The motion carried 4-0 in favor.

The flood damage at 3525 Rebecca #A with Hammers Construction has been turned over to the OCHH law firm to request reimbursement to the HOA and the owner.

There being no further business, the meeting was adjourned at 6:42 PM.



Derek Patterson  
Property Manager