



# *Sierra Pointe Homeowners Association, Inc.*

## Board of Directors Meeting Minutes

December 8<sup>th</sup>, 2025

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The meeting was held at the clubhouse and called to order at 5:30 PM. Present were as follows:

Holly Schwarz	President
Ken Cross	Vice President
Becky Gaerlan	Secretary
Hayden Jones	Treasurer
Nancy Middleton	Director at Large
Derek Patterson	Property Manager

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

The September Board meeting minutes were approved as submitted.

An ATWAM email vote was held on 10-20-25 to approve concrete work at building 3210 E-D, which passed 5-0.

### **Financial Report:**

Mr. Patterson reviewed the October 31st finances from RowCal (closing finances prior to the transitions, including the Balance Sheet, Income Statement, and Cash Disbursements). A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed to include SJJ's monthly update. The total due is \$100k.

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

Mrs. Schwarz reviewed the projects currently in progress and the upcoming Annual meeting.

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

The 2025-2026 Project List was reviewed.

The water heater replacement list was reviewed.

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

**Pool & Clubhouse:** The pool is closed, and new air conditioning units have been installed.

**Towing Report:** The average cost of a tow event is \$343.00, plus a \$46 daily storage fee.

**Old Business:**

Options are being sought to possibly protect the new pool pump from water in the event of a failure/backup on the garage floor.

It was noted that Holly and Becky will run for another term for the January Annual Meeting.

**New Business:**

A new outdoor patio storage unit was reviewed to be added to the ACC Palate (Suncast Stow-Away 4'x6' plastic resin horizontal storage shed in Vanilla (beige) color). After discussion, a motion to approve it carried 5-0.

**Owner's Forum:**

Questions and comments were taken from the floor.

6:07 PM. It was noted that the Board would enter an **Executive Session** to review legal collection matters.

The meeting was reconvened.

It was agreed to purchase \$500.00 in gift cards for the Annual Meeting, and some show shovels for residents' use.

There being no further business, the meeting was adjourned at 6:25 PM.



Derek Patterson  
Property Manager