



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

February 24, 2024

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:

Holly Schwarz	President
Ken Cross	Vice President
Becky Gaerlan	Secretary
Jocelyn Shipley	Treasurer
Derek Patterson	Property Manager

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

Secretary's Report:

The December 4th Board meeting minutes were approved as submitted. The January Annual Meeting minutes were reviewed with no changes being noted. The January Organizational meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson and Ms. Shipley reviewed the finances for January 31st (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$154,564.08, with \$1,457,207.43 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed. Two CDs expiring in March will be renewed for one-year terms.

The AGED Receivables report was reviewed. The total due is \$87k.

President's Report:

Mrs. Schwarz updated the Board on the CSU electric project and the underground drainage work (Rebecca Lane sinkholes). It was noted that the trash containers would be moved east to allow room for drainage work. It was noted that the backflow for the clubhouse was not tested (the vendor has it scheduled), and contact information was updated with that department of CSU.

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

The 2024 Project List was reviewed.

Five (5) water heaters are over 11 years old and will be considered for replacement before failure.

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

Towing Report: no vehicles were towed.

Old Business:

A bid was reviewed by Mr. Handy Hands to shorten (cut back) the carport roofs for two different carports. Discussion followed. A motion was made to approve the \$8.9k bid, which carried 4-0 in favor.

A bid was reviewed for replacing the four (4) carports taken down from U-Haul truck accidents. The price is roughly \$45k per carport, using new engineering specifications, and the units are all steel. This project is temporarily on hold.

Mr. Patterson is working with Ciratas CPA to perform the 2023 tax returns and an Audit.

A bid was reviewed to perform water mitigation and rebuild for 3140 Van #J. Discussion followed. A motion was made to approve the \$2.4k bid, which carried 3-0 in favor with one abstention.

A bid was reviewed to perform water mitigation and rebuild for 3220 Park #L. Discussion followed. A motion was made to approve the \$4.4k bid, which carried 4-0 in favor.

A bid was reviewed to perform numerous stucco repairs to Building 3220 Park, using this as a test case and for future budgeting. Discussion followed. A motion was made to approve the bid, which carried 4-0 in favor.

Mr. Patterson had the asphalt shingle roofs inspected for possible hail damage, and it was noted that the roofs are still serviceable for up to 5 years - no further action has been taken.

There was a discussion on Section 7 of the Rules (Driveways and Parking Areas). It was noted that three bullets needed to be updated, which was approved.

New Business:

Knott Laboratory provided a proposal to oversee the underground drainage replacement project (Knott developed the specifications/plan) on a time and material basis. A motion was made to approve the proposal, which carried 4-0 in favor.

RCM emergency fees were reviewed.

Invoice 48688 (1-12-24): the fee will be posted to the owner's account [3120 Van #A];
Invoice 48702 (1-12-24): the Association will pay the fee [3220 Van #A];

Hearing(s):

The owner of 3120 Van #H was present to discuss \$250.00 in previous assessment fines for loud noise reports. Discussion followed. A motion was made to remove the fees since the noise issue has been cured, which carried 4-0 in favor.

The owners of 3435 Reb #A were present to discuss numerous pet violations, and the Board will determine if their pet is a nuisance, which could mean the pet could be removed from the community. Discussion followed. A motion was made to place the dog on an indefinite probation, and if any verified pet violations are received in the future, the pet will be removed from the home. The motion carried 4-0 in favor.

The owners of 3240 Van #A requested a Hearing with the Board to discuss recent legal fees posted to their account. The owners did not show or request a Zoom meeting. Discussion followed. A motion was made to proceed with collection actions, which carried 3-0 in favor with one abstention.

Owner's Forum:

Questions and comments were taken from the floor.

The owners of 3510 Van #A submitted a request for the Board to consider the removal of an emergency fee from last August. Discussion followed. A motion was made to remove the \$277.64 fee, which carried 4-0 in favor.

7:26 PM. It was noted that the Board would go into an executive session to discuss a legal matter for 3465 Reb #B. The meeting was reconvened. It was agreed to obtain a legal opinion on the circumstances surrounding the sewer backup and asbestos testing from last summer.

A bid was reviewed to perform water restoration rebuild work for 3435 Reb #B. Discussion followed. A motion was made to approve the \$2.5k bid, which carried 4-0 in favor.

A bid was reviewed to perform stucco repairs and secure the upper balcony for 3435 Reb C. Discussion followed. A motion was made to approve the \$2k bid, which carried 4-0 in favor.

A bid was reviewed to correct the grade at 3435 Rebecca Lane – to divert water from the building. A motion was made to approve the \$3.9k bid, which carried 4-0 in favor.

There being no further business, the meeting was adjourned at 7:46 PM.



Derek Patterson
Property Manager