



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

February 23rd, 2026

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 December Board meeting minutes, the January Annual Meeting and the Organizational meeting minutes were approved as submitted.

An ATWAM email vote was held on 2-5-26 to approve carport wiring at 3415, which passed 5-0.

An ATWAM email vote was held on 2-5-26 to approve concrete at 3520, which passed 5-0.

An ATWAM email vote was held on 2-17-26 to approve a new wall and railing at 3510 F, which passed 5-0.

An ATWAM email vote was held on 2-17-26 to approve concrete at 3260 A-B, which passed 5-0.

Financial Report:

Mr. Patterson reviewed the December 31st and January 31st finances, including the Balance Sheet, Income Statement, and Cash Disbursements. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed. It was agreed to leave \$137k in the RBC Cash account until a final list of projects is developed.

The AGED Receivables report was reviewed to include SJJ's monthly update. The Board will need to go into Executive Session later to review new legal matters.

President's Report:

Mrs. Schwarz reviewed the maintenance projects currently in progress.

New window address decals have been sourced locally, with reflective address numbers, at \$22.00 per decal (these are applied from the outside). To have a vendor install the decal, the fee is \$65.00.

A sample Woodpecker house was reviewed, with hopes the birds will use these versus damaging the stucco. A motion was made to purchase two (2) houses and install one at 3405 and one at 3440. The motion carried 5-0 in favor.

A bid is being sought for new license plate reading cameras.

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

The 2026 Project List was reviewed. There was a discussion on identifying and prioritizing projects for this year. This will be worked on during March and viewed at the March meeting.

The water heater replacement list was reviewed.

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

Pool & Clubhouse: The pool is closed and all furnaces are working great.

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

Mr. Patterson is working on obtaining a bid for new laundry room equipment, the vendor is Jetz Service.

Old Business:

The replacement retaining wall specifications developed by RMG Engineering will be sent out to concrete vendors for a bid.

New Business:

A roofing inspection was done to all thirty-one (31) buildings in the community; (looking at all TPO and EPDM flat roofs and asphalt roofs); with numerous photos and a repair bid for deficiencies. After a discussion, a motion was made to approve repairs which carried 5-0 in favor.

A bid was reviewed for trash services. The current contract expires in July. More work will be done to verify services, non-renewal and/or termination language, etc.

Owner's Forum:

Questions and comments were taken from the floor.

6:40 PM. It was noted that the Board would enter an **Executive Session** to review legal collection matters.

The meeting was reconvened.

A motion was made to approve a foreclosure Resolution for a Unit in Bldg. 3210, which carried 5-0 in favor. A motion was made to approve a foreclosure Resolution for a Unit in Bldg. 3120, which carried 5-0 in favor.

The March meeting date will be moved to the 30th and the May meeting date will be moved to the 27th due to the holiday.

There being no further business, the meeting was adjourned at 7:10 PM.



Derek Patterson
Property Manager