



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes March 24th, 2025

The meeting was held at the clubhouse and called to order at 5:32 PM.

Present were as follows:

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

Secretary's Report:

The February Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 3-4-25 to approve new carport support posts for 3525, which carried 5-0 in favor.

An ATWAM email vote was taken on 3-10-25 to approve four (4) different common area improvement bids, which carried 5-0 in favor.

An ATWAM email vote was taken on 3-12-25 to approve stucco repairs at 3520, which carried 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the finances for February 28th (the Balance Sheet, Income Statement, and Cash Disbursement). A question-and-answer period followed.

The RBC Reserve Investment account was reviewed. Two CD's will expire in April and will be invested in a 1-year term.

The AGED Receivables report was reviewed. The total due is \$81k.

President's Report:

Mrs. Schwarz noted the clubhouse carpets have been cleaned, and new couches will be delivered soon. Mr. Jones helped secure new window screens to prevent them from being removed. CSU is working on new gas valves on Rebecca Lane. Mr. Cross and Ms. Middleton were thanked for their help in opening/closing utility room doors and accessing the clubhouse for vendors (alarm).

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

The 2025-2026 Project List was reviewed.

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

The 2025 Pool Service contract was reviewed and approved unanimously.

Pool & Clubhouse: Nothing to report.

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

Old Business:

None.

New Business:

None.

RCM emergency invoices: None.

ACC Request(s):

The owner of 3515 Reb. #C submitted a request to install a black lattice and synthetic grass material inside the new black iron patio fence. The lattice would be level with the top of the fence rail, and the grass is 2' tall. A discussion followed. A motion was made to approve the request for both items, which will be added to the ACC Palate. The motion carried 4-0 in favor with one abstention.

The owner of 3220 Van #G submitted a request to install a new patio awning. Due to the mounting method, a motion was made to deny the request, which carried 5-0 in favor.

Owner's Forum:

Questions and comments were taken from the floor.

6:45 PM. It was noted that the Board would go into an **Executive Session** to discuss an owner request with privacy matters.

The meeting was reconvened. A motion was made to remove previous assessment fines for 3515 Reb #A, which carried 5-0 in favor.

There being no further business, the meeting was adjourned at 6:52 PM.



Derek Patterson
Property Manager