



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes
March 30th, 2026 (moved one week)

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 February Board meeting minutes were approved as submitted.

An ATWAM email vote was held on 3-3-26 to approve new sidewalk handrails, which passed 5-0.

An ATWAM email vote was held on 3-10-26 to approve new carport posts at 3510, which passed 5-0.

An ATWAM email vote was held on 3-17-26 to approve water entry work at 3520, which passed 5-0.

Financial Report:

Mr. Patterson reviewed the February 28th finances, including the Balance Sheet, Income Statement, and Cash Disbursements. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed. A total of \$137k was transferred from RBC to Cash Reserves. The \$130k CD expiring on April 29th could also be transferred, depending on this summer's planned projects.

The AGED Receivables report was reviewed.

President's Report:

Mrs. Schwarz reviewed the maintenance projects currently in progress.

The Board is continuing to work to update the Rules and other Policies.

It was agreed that the attorney would draft a new camera policy.

Another community inspection was conducted, looking at continued Wildfire Mitigation work, specifically at trees within 15' of a structure, laddering fuels, and ground fire. It was noted that roughly 36 trees need to be removed.

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, with a new list of 13 areas of concern. It was noted that the pool retaining wall is a high-priority project, and that when other projects are either completed or have a budget number, they will be added to the list.

Mr. Patterson briefed the Board on a proposed state law (HB 26-1099) that has not yet been passed.

A new water heater was installed at 3210.

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 \$425.00, plus a daily storage fee.

Old Business:

The new Top 15 Maintenance List was reviewed. It was agreed that Wildfire Mitigation work is listed as the top priority, followed by the pool retaining wall, then community lighting.

A bid was reviewed to bring all area lighting up to date, including new fixtures, replacement of existing fixtures, and conversion of wall packs, globes, etc., with 6 Phases broken out. A discussion followed. It was noted that the April reserve transfer would be used to fund this project. A motion was made to approve the bid for all phases, which carried 5-0 in favor.

There was a discussion on the proposed new community garden project. A bid was reviewed to install new fencing (posts, concrete, and gate), as CCM is donating fencing panels and installing 10 new planter boxes. A motion was made to approve the bid, which carried 5-0 in favor. A bid was reviewed to install 2 new cameras for this garden and the center common area. A motion was made to approve the bid, which carried 5-0 in favor. It was noted that a new water spigot could be sourced from the utility room at Bldg. 3475.

A bid to remove a set of stairs, install new concrete, and install handrails near 3120 was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor. * Using DOT 24-hour fast-cure concrete.

A bid to perform underground drainage work at Bldg. 3485 and Bldg. 3515 A & B was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor. * Rock to be added behind 3515.

A bid to perform underground drainage work at Bldg. 3250 was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor. * Drains to be connected to an existing drain at 3260.

** It was noted that all of these projects noted above will be funded from the General Maintenance & Repair operating line item, roughly \$24.5k.

New Business:

The yearly pool care contract was reviewed. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

The yearly street sweeping contract was reviewed. After a discussion, a motion was made to approve 2 cleaning events for the year, which carried 5-0 in favor.

Mr. Patterson reviewed a bid from the attorney for updating the Bylaws to amend the quorum percentage (a new Court Petition process). It was noted that other updates are needed, and this quorum part will be considered when that project is initiated.

Owner's Forum:

The owner of 3150 V #A submitted a request to have a section of the patio wall, previously removed, be updated with the new black railing. It was noted that 3 homes have not had the rear patio stucco walls updated (A-C). It was agreed to view the patios after the meeting, and if just the patio walls need to be removed and new railings installed, that project would be pre-approved for the 3 homes. If other concrete work is needed, that will be voted on by email.

Questions and comments were taken from the floor.

There being no further business, the meeting was adjourned at 7:28 PM.



Derek Patterson
Property Manager