



# *Sierra Pointe Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes**

**April 22, 2024**

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The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:36 PM. Present were as follows:

Holly Schwarz	President
Ken Cross	Vice President
Becky Gaerlan	Secretary
Jocelyn Shipley	Treasurer
Sondra Boley	Director at Large
Derek Patterson	Property Manager

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

### **Hearing(s):**

None.

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

The March Board meeting minutes were approved as submitted.

### **Financial Report:**

Mr. Patterson reviewed the finances for March 31<sup>st</sup> (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$300,800.39, with \$1,439,896.44 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed. The total due is \$86k.

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

Mrs. Schwarz updated the Board on the CSU high-voltage electric line replacement project, which should be completed soon.

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

The 2024 Project List was reviewed.

A few work orders were submitted during the report.

Mr. Patterson reviewed pricing to have a yearly inspection and service of all water heaters, estimated budget of \$6,250.00 After the discussion, a motion was made to approve the service, which carried 5-0 in favor.

Mr. Patterson reviewed pricing to have all utility room water shut-off valves labeled and a description of how to properly turn off the water, estimated budget of \$1.9k up to \$3.9k. After the discussion, a motion was made to approve the one-time service, which carried 5-0 in favor.

The monthly **Violation Compliance Inspection List** was reviewed (34 notices).

**Towing Report:** one vehicle was towed.

### **Old Business:**

The 2024 Pool Use Survey results were reviewed. 1) Does the pool add value: 34 yes replies; 2) Implement an adult swim time: 14 yes replies; 3) Install new pool furniture and a Pergola: 25 yes replies; 4) Repair the hot tub: 30 yes replies and 5) Do you enjoy the use of the pool in general: 14 yes replies. A bid is being sought to repair the hot tub. The 2024 Pool contract was reviewed. After the discussion, a motion was made to approve the contract, which carried 5-0 in favor.

Mr. Patterson reviewed the details for state and federal taxes owed due to the amount of investment income received last year. The 2023 returns and Audit are being actively worked on by Ciratas.

### **New Business:**

A new electrician was found to service the community and a considerable number of work orders has been completed. After a discussion, a motion was made to approve having a monthly night site visit to inspect for inoperative lights, which carried 5-0 in favor.

There was a discussion on updating the front entry sign on Parkmoor Village (which is falling over). Bids for removal of the timbers and Junipers were reviewed. A motion was made to approve the MHH contract, which carried 5-0 in favor. The old sign will be installed on the stucco wall at the entry from Rebecca Lane. The new sign is being pursued with an estimated price of \$5k-\$6k.

The owner of 3250 Van #C (present in person) submitted a request to have a \$200.00 assessment fine removed. Details were discussed. A motion was made to remove the fine, which carried 5-0 in favor.

RCM emergency fees were reviewed.

Invoice 51951 (4-3-24): the Association will pay the fee [3140 Van #E].

Invoice 52023 (3-31-24): A motion was made to post the fee to 3535 Reb. #M (upper unit), along with the actual plumbing restoration work which carried 5-0 in favor.

It was found that an old roof leak has rotted out the Association's garage wall and foundation (significant damage to the structure). After a discussion, a motion was made to approve the contract by MHH for \$5.3k, which carried 5-0 in favor.

After initial drainage work and grading work at building 3435 Rebecca Lane, it was found that water was still entering through the sill/foundation area. After a discussion, a motion was made to approve the contract by MHH for \$3.5k, which carried 5-0 in favor.

### **Owner's Forum:**

Questions and comments were taken from the floor.

7:16 PM.

It was noted that the Board would go into an **Executive Session** to discuss legal matters and concerns about privacy for numerous owners.

The meeting was reconvened.

It was agreed to have the Association's law firm issue the reply letter to 3465 Reb. #C.

The law firm is reviewing the request submitted by 3465 Reb. #G and a decision has not yet been decided.

There being no further business, the meeting was adjourned at 7:30 PM.



Derek Patterson  
Property Manager