



# *Sierra Pointe Homeowners Association, Inc.*

## Board of Directors Meeting Minutes

April 28<sup>th</sup>, 2025

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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 March Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 3-17-25 to approve new concrete bids, which carried 5-0 in favor.

### **Financial Report:**

Mr. Patterson reviewed the finances for March 31<sup>st</sup> (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 May and will be invested in a 6-month term.

The AGED Receivables report was reviewed. The total due is \$79k.

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

Mrs. Schwarz reviewed numerous projects being worked on (irrigation, landscaping, concrete, lighting, CSU updates, etc.)

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:**

The residents' feedback from an email survey on possible parking permits/passes was reviewed. After discussion, it was agreed to not pursue any type of permit/pass or any associated fees.

Mr. Patterson reviewed numerous documents relating to the laundry room income fees from CSC Service Works; as the 2023-2024 payment audit has been completed and contact forms updated. The yearly income now shows roughly \$28k received from past years. The quarterly payments average around \$3.8k.

Mr. Patterson reviewed an email regarding possibly installing cellular signal boosters throughout the community (per building); with an estimated \$16k to do a site survey and roughly \$232k to install the systems. Due to the expense, no further action will be taken.

A bid from LVW Electronics for three (3) new security cameras was reviewed. It was noted the system is having continual outages and not all cameras are working. Work orders have been sent to LVW but the reason why or a fix has not been determined. The bid was put on hold. Options will be sought for another vendor to service the system, cameras and the alarm monitoring for the clubhouse.

**New Business:**

The draft Spring newsletter was reviewed, changes were noted.

A bid from Colorado Custom Masonry was reviewed for stucco repairs at 3450 P #C. After a discussion, a motion was made to approve the bid which carried 5-0 in favor.

A bid from Colorado Custom Masonry was reviewed for patio/deck repairs and new installations at Building 3415 Reb. (per the engineers specifications). After a discussion, a motion was made to approve the bid which carried 5-0 in favor.

The rebuild work has been completed at 3220 Van #A and after inspection, the invoice will be approved.

A bid from ULS was reviewed to remove the upright Junipers along Parkmoor Village in the public right of way. After a discussion, a motion was made to approve the bid which carried 5-0 in favor.

**RCM** emergency invoices: None.

**ACC Request(s):**

The owner of 3475 Reb. #B submitted a request to install a patio sunshade device. A discussion followed. A motion was made to deny the request noting any screening must have some visibility through it.

The owner of 3435 Reb. #F submitted a request to install reflective window tint. A discussion followed. A motion was made to deny the request noting more information is needed and any tint must be professionally installed.

There was a discussion on security storm doors and what styles may be approved. A sample door was reviewed but was not approved. More work will be done to find at least one (1) security door, in white, which will be added to the ACC Palate.

It was noted that adding a washer/dryer unit with 120v power supply is fine, as no electrical updating is needed.

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

Questions and comments were taken from the floor.

7:04 PM. It was noted that the Board would go into an **Executive Session** to review legal matters.

The meeting was reconvened.

A motion was made to approve a Delinquent Account to Attorney Resolution for 3120 Van #C., which carried 5-0 in favor.

It was agreed to have RMG Engineering inspect the swimming pool retaining walls to develop replacement specifications.

Mr. Patterson reviewed an updated bid for new gym equipment, stating the vendor could not obtain the equipment noted in the original bid. Replacements were reviewed. A discussion followed. A motion was made to approve the updated bid which carried 5-0 in favor. The old equipment will be removed soon, the area cleaned, and the old flooring disposed of. New flooring mats will be installed prior to the new equipment delivery.

It was agreed that the Board would turn off the heaters soon for all of the utility room areas.

There being no further business, the meeting was adjourned at 7:15 PM.



Derek Patterson  
Property Manager