



Sierra Pointe Homeowner's Association, Inc.

Board of Directors Meeting Minutes

April 27th, 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 March Board meeting minutes were approved as submitted.

Financial Report:

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

The RBC Reserve Investment account was reviewed. The \$130k CD, which expires later this month, will be transferred to the Cash Reserve account to help fund the pool retaining wall project.

The AGED Receivables report was reviewed.

President's Report:

Mrs. Schwarz discussed the current policies and rules under review for updating, the ACC pre-approved items, and the recent email issued to some members of the community by Mr. M. Pennington (3220 V #A) regarding tree work in the community, possible telecommunication meetings and other incorrect information. A response to the misinformation will be issued to the community by email and mail.

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

The new patio handrails being installed are from Reliablilt, Black Sand color, Item #5993543.

The 2026 Project List was reviewed.

The monthly Violation Inspection List was reviewed.

Pool & Clubhouse: The pool opening will be delayed by 30-40 days pending the retaining wall project being completed. It was noted that any fob deactivations from 2025 will be reinstated if there are no violations and dues are current.

Towing Report: The average cost of a tow event is \$425.00, plus a daily storage fee.

Old Business:

House Bill 26-1099 was signed but does not directly impact on the Association, as it is for Declarant control and

management companies.

Options for increasing the trash service on Rebecca Lane were discussed; adding a 2nd bin would be \$655.00 a month. Adding a new pickup day is being investigated.

Bids for gutter repairs throughout the community were reviewed. After a discussion, a motion was made to approve the Gutter Boys bid, which carried 4-0 with 1 abstention. Mrs. Schwarz stated she has a conflict of interest as she is related to one of the employees.

A draft policy for having cameras that film common areas was reviewed. More information is being sought.

Bids for removing the pool block paver retaining wall and installing a new concrete wall were reviewed (\$225k, \$225k, \$214.5k and \$204k). Another vendor declined to bid. The Board will meet with the preferred vendor in person next week to further discuss the project before awarding a contract.

New Business:

A bid to replace all carport support posts at 3450 P (14 in total) was reviewed, including photographs. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor.

Due to continued service issues with the Extra Duty Patrol Program, it was agreed to end that contract and consider private patrols. A bid from Signal Security was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor (staying with the current operating line-item security budget).

The draft Spring newsletter was reviewed.

A bid to install a new black steel fence above a retaining wall near 3440 P was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor.

Owner's Forum:

Questions and comments were taken from the members present (7 Homeowners).

7:08 PM (Executive Session):

The Board noted they would go into executive session to discuss legal collection matters.

The Board reconvened the meeting.

A motion was made to transfer three (3) homes to a law firm for the next step in the collection process [3240 H, 3440 C, and 3430 F], which carried 5-0 in favor.

Mr. M. Pennington (3220 V #A) submitted a request to have the monthly meetings held by telecommunications (Zoom), and eight (8) other residents submitted his copied request. It was noted that the meetings are set up a year in advance, they are on the same day, and are held after business hours. A motion was made to deny the request, which carried 5-0 in favor.

There being no further business, the meeting was adjourned at 7:35 PM.



Derek Patterson
Property Manager