



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes
May 28th, 2025 (moved due to a Holiday)

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 April Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 5-7-25 to approve two new lighting bids, which carried 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the finances for April 30th (the Balance Sheet, Income Statement, and Cash Disbursement). A question-and-answer period followed.

The RBC Reserve Investment account was reviewed. Two CDs will expire in July and will be invested in 6-month terms.

The AGED Receivables report was reviewed. The total due is \$105k (10 Homes are in Collections/legal).

President's Report:

Mrs. Schwarz reviewed numerous projects being worked on.

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

The 2025-2026 Project List was reviewed.

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

Pool & Clubhouse: Nothing to report.

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

Old Business:

A bid was reviewed for sweeping the parking spaces and parking lots (Commercial Striping & Signage) at \$700.00 per cleaning. After a discussion, a motion was made to approve one cleaning as a test, which carried 5-0 in favor.

The owner of 3210 Van #E submitted a request to relocate his parking space. Documentation was reviewed. After a discussion, a motion was made to deny the request, which carried 5-0 in favor. It was noted that only changes to assigned spaces will be considered; no changes to open or visitor spaces will be considered.

The owner of 3240 Van #D submitted a request to relocate her parking space. Documentation was reviewed. After a discussion, a motion was made to deny the request, which carried 5-0 in favor.

New Business:

A bid was reviewed for stucco wall repairs at 3120 Van #H (\$2.1k). After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed to paint the entire gym (\$1,450.00). After a discussion, a motion was made to approve it, which carried 5-0 in favor.

It was noted the gym equipment is ready for delivery once the new flooring is installed. Flooring options were discussed, and Mr. Patterson will order a sample of some interlocking tiles that are easy to install. Rubber flooring, which must be glued down, was reviewed at roughly \$1.5k.

A bid was reviewed for stucco wall repairs at 3120 Van #H. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

RCM emergency invoices: None.

ACC Request(s):

None. It was noted that smooth and 6-panel doors would be allowed, made of wood, and the preferred paint color is white. The ACC Palate will be updated.

Owner's Forum:

Questions and comments were taken from the floor.

6:48 PM. It was noted that the Board would enter an **Executive Session** to review a legal matter.

The meeting was reconvened.

A motion was made not to pursue legal action against Hammers Construction following a review by OCHH.

There being no further business, the meeting was adjourned at 6:50 PM.

A handwritten signature in black ink, appearing to read "Derek Patterson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Derek Patterson
Property Manager