Sierra Pointe Homeowner's Association, Inc.

Board of Directors Meeting Minutes

May 27th, 2026 (moved due to 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 held on 5-11-26 to approve stucco repairs at Bldg. 3510, which passed 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the April 30th finances, including the Balance Sheet, Income Statement, and Cash Disbursements. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed.

President's Report:

Mrs. Schwarz discussed a second email issued to some members of the community by Mr. M. Pennington (3220 V #A). A draft reply was reviewed and will be issued. It was noted that any owner can attend "owner education" classes and/or training, and the HOA will pay for it upon Board approval, normally through CAI. The retaining wall at the pool was discussed, and it was noted that the new wall, once cured, may have stucco applied. Work continues to address Woodpecker damage issues throughout the community. The houses are being used, but no other mitigation work can be done until this fall. There was a discussion about hosting future Board meetings by telecommunication. It was agreed to table this matter until this fall, with plans to have a new HOA policy in place to test this format at the January Annual Meeting. There was a discussion on the new community garden and plans for creating a new committee, which would also help with future landscaping projects. A motion was made to appoint the Landscaping & Garden Committee, with Ms. Boley as Chair. The motion carried 5-0 in favor. The draft Rules for the committee are still under review.

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

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.

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

Old Business:

Bids for trash removal services were reviewed. After a discussion, a motion was made to renew with Apex Waste for 2026-2027, which carried 5-0 in favor. Noting a new contract addendum, “additional terms service agreement”.

The second draft of a new Cameras on Common Areas Policy was reviewed. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

New Business:

A bid to install new license plate reader cameras was reviewed, which will include adjusting another existing camera. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor.

The new community patrols being conducted by Signal 88 were reviewed (Site Summary reports). All laundry room doors are checked, the clubhouse, all MBU’s, and utility room doors.

A bid to relocate five (5) large boulders near Bldg. 3440 and stage them in the center common areas was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor.

A bid to lower the grade of the center fire lane “circle” was reviewed. It was noted that this will give the fire trucks better access to the center of the community, and all boulders and park benches will be saved for use in the future. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor.

A bid to remove a timber wall and lower the grade behind Units 3485 #E-#L was reviewed. After a discussion, a motion was made to approve the bid, which carried 5-0 in favor. Once the work is done, options will be considered for new seed or sod.

Owner’s Forum:

Questions and comments were taken from the members present (9 Homeowners). It was noted that the request from 3445 R #A would be held in private with the Board.

It was also noted that Mr. Patterson has a few items to present that were not in the printed Board packet to review.

After conducting an in-person meeting with the preferred vendor (Colorado Custom Masonry) to complete the pool retaining wall replacements last month, there was a discussion on approving the bid. A motion was made to approve the bid, which carried 5-0 in favor.

The owner of 3130 V #B submitted a request for a new outdoor patio storage box, which is not on the pre-approved list. After a discussion, a motion was made to approve the box, and it will be added to the ACC Palette, which carried 5-0 in favor.

There was continued discussion on abandoning the hot tub with plans to fill it in and place a concrete cap over it. This would be easier and cost less if done with the retaining wall replacement project. It was asked if the governing documents require an owner vote to remove an asset; no provisions were found that may require an owner vote. It was noted that Sections 12.4 and 12.5 of the Covenants allow the Board to make sole decisions on this type of work. A motion was made to obtain a price to have the hot tub filled, which carried 5-0 in favor.

It was noted that the Board will go into Executive Session to discuss a legal collection matter and an owner's request noted above.

Executive Session:

The Board reconvened the meeting.

A motion was made to deny the request for 3445 R #A, which carried 5-0 in favor.

A motion was made to turn the collection file over to the law firm for SP3455RLH, which carried 5-0 in favor.

There being no further business, the meeting was adjourned at 7:38 PM.

Derek Patterson
Property Manager