



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 24th, 2024

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:30 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

Hearing(s):

None.

Secretary's Report:

The May Board meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the finances for May 31st (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$139,556.37, with \$1,397,432.61 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

It was agreed that the Sofi CD would be renewed for 1 year when it expires next month.

The AGED Receivables report was reviewed. The total due is \$82k (there are 4 primary accounts in legal).

President's Report:

Mrs. Schwarz updated the Board on the replacement and bury project of the Xfinity-Comcast cable service line. She is still working with CSU to have them till and hydroseed the dirt from previous work at 3230, 3240, 3260, and 3535.

The sinkhole project is moving along; a new change order was submitted as an underground spring was found, and this needs to be addressed.

New pool signs will be installed soon.

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

The 2024 Project List was reviewed.

A new water heater was installed at building 3485 Rebecca, which is not on the list of the older units (seven (7) have reached their useful life expectancy and will be considered for replacement once the underground drainage work is completed).

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

Towing Report: one vehicle was towed in June.

Old Business:

A bid was reviewed to paint one upper balcony and set a cycle. A formal bid for all upper balconies will be sought.

There was a discussion on the pool and numerous reports of violations. It was agreed to see if residents would volunteer to help monitor the pool.

New Business:

RCM emergency fees for review: Invoice 054729 from 6-10-24 with a report of no power. This is an HOA expense.

The owner of 3220 Van #E submitted a request to have their pool privileges reinstated. A discussion followed. A motion was made to reinstate use which carried 5-0 in favor.

The owners of 3535 Rebecca #M had their pool privileges revoked due to violations (leaving the gate open and having food in the pool area). A discussion followed. It was agreed to keep the revocation in place for this season.

Owner's Forum:

Questions and comments were taken from the floor.

6:38 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.

The pool rules were reviewed by legal (OCRH), and it was agreed that the age for supervising other residents should be 16.

The previous request submitted by 3535 Reb. #B for possibly filing an insurance claim for a water loss last year was reviewed. We are trying to understand what the owner's carrier will not pay, as the insurance limit has not been reached if we understand the documentation. At this time, it appears the difference in what the owner's insurance is not covering is almost 3 times more than initially known. More clarification is needed.

The owner of 3475 Rebecca #E was present to discuss the status of his garden enclosure in the Common Area. A recent net roof was added, and the owner wished to cover the structure in the winter with plastic to help keep items alive. A discussion followed. A motion was made to approve the netting and plastic for the winter, which carried 5-0 in favor.

The resident of 3525 Rebecca #B (D. Wallace) was present to discuss the towing of his vehicle, a black Honda Civic, for being inoperable and exceeding the time limit for not being moved. The owner believed the tow was illegal and claimed his vehicle was operable. The resident did not contact Midnight Towing to obtain his vehicle or inquire about the fees, claiming the car could be driven from the lot. Long-term parking was discussed. Mr. Patterson will inquire into the fees with the towing vendor and reply to Mr. Wallace.

It was noted that there are continued problems with Goodspeed Landscaping, such as weed treatment/removal, missed mow areas, and irrigation. It was agreed to place Goodspeed on a probation period of 60 days to see if the problems identified are corrected. Bids for other landscapers have been received.

There being no further business, the meeting was adjourned at 7:42 PM.



Derek Patterson
Property Manager