



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 23rd, 2025

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 May Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 6-7-25 to approve two lighting bids, which carried 5-0 in favor.

An ATWAM email vote was taken on 6-10-25 to approve a new sidewalk and curb/gutter, which carried 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the finances for May 31st (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 a 9-month or 12-month term.

The AGED Receivables report was reviewed. The total due is \$95k.

President's Report:

Mrs. Schwarz reviewed numerous projects being worked on (pool issues, the pool retaining wall, new parking blocks on Rebecca, new couches for the clubhouse, more new area lighting, and the 3415-deck project).

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

The 2025-2026 Project List was reviewed.

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

The engineering specifications for 2nd carport structure - support posts for 3525 Rebecca were reviewed; needed to submit the permit with PPRBD. The revised contract for replacements is \$25,885.00 as the footings are roughly 5' deep.

Pool & Clubhouse:

The database was updated to reset the expiration date, making all fobs operational again.

Any unit more than 30 days past due was deactivated.

The pool opening invoice was reviewed.

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 installing new landscaping near 3535 Rebecca (concrete basketball court area). More information is being sought.

A bid was reviewed for installing new rock along Parkmoor Village to restore where the Juniper bushes were removed. This was placed on hold for now.

Two bids were reviewed for installing new parking blocks along Rebecca and also moving and securing others. After a discussion, a motion was made to approve the bid from CCM (\$3.6k), which carried 5-0 in favor.

A bid was reviewed to perform numerous stucco repairs at 3530 and 3120 (\$6k), which included window sills, animal damage, etc. After a discussion, a motion was made to approve the bids from CMR, which carried 5-0 in favor.

New Business:

A renewal bid was submitted by Apex Waste Solutions (who acquired Infinite Disposal) for 2025-2026. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

The new gym flooring has been delayed (shipping) by two weeks and should arrive next week.

Due to another change in state laws, the Collection Policy had to be updated. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

It was noted that this year's Termite Plan will cover six (6) Buildings [3510 has been moved to 2026].

A second bid for more common area lighting was submitted by Taranis (\$3.4k). After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A new bid for updates and the addition of a new camera for the clubhouse system was submitted by Mavenex (\$10.6k). After a discussion, a motion was made to approve it, which carried 5-0 in favor.

RCM emergency invoices: 3475 Reb #E to report a water main break. This is an HOA expense.

ACC Request(s):

None.

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 to approve a foreclosure resolution for 3465 Reb #J, which carried 5-0 in favor.

A motion was made to proceed with the next collection steps, as per SJJ, for 3140 Van #R, which carried 5-0 in favor.

Ms. Boley was thanked for her work in setting up the pool furniture.

There being no further business, the meeting was adjourned at 7:03 PM.



Derek Patterson
Property Manager