



Sierra Pointe Homeowner's Association, Inc.

Board of Directors Meeting Minutes

June 22nd, 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 May Board meeting minutes were approved as submitted.

An ATWAM email vote was held on 6-9-26 to approve the September 15th, 2025, Board meeting minutes, which passed 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the May 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 current investments will be kept in the account and invested upon term expiration.

The AGED Receivables report was reviewed (\$138k owed). The current collection status report was reviewed, noting recent payments of \$13,507.68 and \$32,017.38.

President's Report:

The floor was turned over to Mr. Torres, with Colorado Custom Masonry Plus, who provided a status update on the retaining wall at 3480 P and the City permit requirements. A question-and-answer period followed. It was noted that the original retaining wall was built using railroad ties, then updated with a paver block, and will now be updated with concrete.

Mrs. Schwarz thanked everyone who participated in the weekend Clean-Up Event, which was very successful.

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 is still delayed until the new retaining wall is completed.

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

Old Business:

A bid was reviewed to apply a stucco finish to the new retaining wall at 3480 P, which will be reviewed later this year if funding allows.

Mrs. Gaerlan provided an update on the new cameras installed for the garden area and the license plate reader units.

New Business:

A bid was reviewed to install new turf grass seed and soil amendments for numerous areas south of Rebecca Lane. After a discussion, a motion was made to approve the bid (\$5.8k), which carried 5-0 in favor.

The owner of 3520 P #A, 3465 R #K, and 3150 V #B submitted a request to have a late fee removed from each account. The owner set up an online portal and paid all three (3) accounts one month in advance. After a discussion, a motion was made to approve the request, which carried 5-0 in favor.

The owner of 3450 P #B submitted a request to move an assigned parking space with a visitor space. Details and photographs were reviewed. After a discussion, a motion was made to approve the request, which carried 5-0 in favor.

The owner of 3425 R #H submitted a request to have the HOA buy new sod for a small area at his building, and he will install and care for it. The request was approved.

A bid was reviewed to remove the existing railroad tie retaining wall north and west of the pool, 167' long, and install a new concrete retaining wall. After a discussion, a motion was made to approve the bid (\$22k), which carried 5-0 in favor.

A bid was reviewed to remove the existing stucco patio wall at 3485 R #E and install new handrails. After a discussion, a motion was made to approve the bid (\$2.2k), which carried 5-0 in favor.

A bid was reviewed to patch numerous potholes on Rebecca Lane and fix numerous areas in twelve (12) carport parking spaces. After a discussion, a motion was made to approve the bid (\$6.5k), which carried 5-0 in favor.

Owner's Forum:

Questions and comments were taken from the members present (11 Homeowners).

There being no further business, the meeting was adjourned at 6:40 PM.



Derek Patterson
Property Manager