



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

July 22nd, 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 (via phone)
	Ken Cross	Vice President
	Becky Gaerlan	Secretary
	Derek Patterson	Property Manager
Excused Absences:	Jocelyn Shipley	Treasurer
	Sondra Boley	Director at Large

Hearing(s):

None.

Secretary's Report:

The June Board meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the finances for June 30th (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$259,377.75, with \$1,297,355.50 in Reserves. A question-and-answer period followed.

Mr. Patterson compared the 2023 year-end reserve status and expenses to the current status and expenses. Reserves were funded at \$514k in 2023, with \$503k expensed. For 2024, \$187k has been funded and \$524k expensed.

The RBC Reserve Investment account was reviewed.

The Sofi CD was renewed for a 9-month term with Allied Bank.

The State Bank, Valley Bank, and First Foundation Bank CDs will be renewed for 6-month terms.

The AGED Receivables report was reviewed. The total due is \$79k.

President's Report:

Mrs. Schwarz updated the Board on the construction work for the underground drainage at Building 3515.

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

The 2024 Project List was reviewed.

The monthly **Violation Compliance Inspection List** was reviewed (21 notices).

Pool & Clubhouse: Six (6) units had their fob access rescinded for the pool season due to violations.

Towing Report: three (3) vehicles were towed. The average cost of a tow event is \$343.00 plus a \$46/day storage fee.

Old Business:

A bid for performing wildfire mitigation work in the northwest corner of the property was reviewed, noting some of the trees should be taken down. The vendor will meet with Holly to review the specifications.

An updated bid was reviewed to get the hot tub running (resulting from the community pool survey). The price is \$14,229.30. It was agreed to hold on this project and leave it closed.

A bid for \$11.6k was reviewed to replace eight (8) carport support posts using the engineered specifications obtained this year. A discussion followed. A motion was made to approve the bid, which carried 3-0 in favor.

Mr. Patterson reviewed the first change order with Hammers Construction for the underground drain project, where mud was discovered. The original estimate to restore the ground was \$14k plus O&P. The actual price was \$39k, noting the excavator needed more material than anticipated. Mr. Patterson worked with Hammers, and they agreed to a revised change order price of \$32,698.63, which was accepted.

New Business:

The owner of 3440 #P submitted a request to have a \$200.00 assessment fine removed. A discussion followed. A motion was made to remove the fine, but there was no second, so the motion died. The request was denied.

The owner of 3445 #E submitted a request to have an administration fee removed. A discussion followed. A motion was made to deny the request, which carried 3-0 in favor.

There were no RCM emergency invoices to review.

Owner's Forum:

Questions and comments were taken from the floor. A resident has been working on bids and product information for installing artificial turf in the common areas. Sample grass was reviewed. This will be considered when replacing the existing turf grass in numerous areas; the price averages around \$6.25 per square foot installed.

6:30 PM.

It was noted that the Board would go into an **Executive Session** to discuss legal matters and concerns about owner's privacy.

The meeting was reconvened.

A motion was made to approve eight (8) Resolutions to turn over accounts to the Association's law firm to continue with the collection process. The motion carried 3-0 in favor, and all Resolutions were signed.

For Unit 3535 Reb. #B, a few more questions on the rebuild bid need to be clarified, and it was agreed that another rebuild bid should be obtained before making a final decision on the payment consideration.

There being no further business, the meeting was adjourned at 6:48 PM.



Derek Patterson
Property Manager