



# *Sierra Pointe Homeowners Association, Inc.*

## **Board of Directors Meeting Minutes July 28<sup>th</sup>, 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
Hayden Jones	Treasurer
Nancy Middleton	Director at Large
Derek Patterson	Property Manager
Excused Absence: Becky Gaerlan	Secretary

### **Secretary's Report:**

The June Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 7-2-25 to approve a water leak bid, which carried 5-0 in favor.

An ATWAM email vote was taken on 7-18-25 to approve a water leak bid, which carried 5-0 in favor.

### **Financial Report:**

Mr. Patterson reviewed the finances for June 30<sup>th</sup> (the Balance Sheet, Income Statement, and Cash Disbursement). A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed. The total due is \$105k.

The 2024 Tax Returns were reviewed. There was an adjustment from the IRS, noting estimated tax payments were found and credited to our account.

### **President's Report:**

Mrs. Schwarz reviewed projects being worked on and stated the pool is only open from 9 AM to 9 PM, as there are still trespassing incidents, people bringing in food and drink, and smoking marijuana. Residents need to call the police non-emergency number to report this. The deck project at 3415 Rebecca is under, and the retaining wall design specifications should be ready soon.

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

The 2025-2026 Project List was reviewed.

The water heater replacement list was reviewed.

It was noted that payments are being received monthly from CSC for the laundry rooms.

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

#### **Pool & Clubhouse:**

Nothing new to report.

#### **Towing Report:**

The average cost of a tow event is \$343.00, plus a \$46 daily storage fee.

#### **Old Business:**

There was a sewer backup on Van Teylingen Drive, and the owner was present to discuss the damage at the end of the meeting. The initial plumbing response work was reimbursed.

The bid submitted for installing new landscaping near 3535 Rebecca (concrete basketball court area) was discussed, and a new installation design plan was reviewed. This project was put on hold.

#### **New Business:**

Colorado Custom Masonry submitted a bid to remove the railroad tie retaining wall at 3510 Parkmoor and install a new concrete wall. After a discussion, a motion was made to approve it, which carried 4-0 in favor.

It was noted during the yearly backflow testing that three (3) units failed and are being replaced by Olson Plumbing (3440, 3210, and 3475).

The stucco repairs at 3260 Van #B have been completed.

The main water shut-off valve for Building 3220 will be relocated in front of the water heater.

DeCarlo Painting submitted a bid to paint all speed bumps. After a discussion, a motion was made to approve it, which carried 4-0 in favor.

Mrs. Schwarz will be reimbursed for purchasing new pool umbrellas (\$173.80).

**RCM** emergency invoices: None.

#### **Owner's Forum:**

Questions and comments were taken from the floor.

6:12 PM. It was noted that the Board would enter an **Executive Session** to review a private matter with an owner.

The meeting was reconvened.

A motion was made to approve the Association paying for the asbestos and lead-based paint testing for COSSPTE122, and the Roto-Rooter Denver initial cleanup bill. Bids will be sought for rebuilding the water-damaged areas.

There being no further business, the meeting was adjourned at 6:38 PM.



Derek Patterson  
Property Manager