



Sierra Pointe Homeowner's Association, Inc.

Board of Directors Meeting Minutes

July 27th, 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

The Board of Directors and Management introduced themselves to the members.

Secretary's Report:

The June Board meeting minutes were approved as submitted.

An ATWAM email vote was held on 7-1-26 to approve an engineering diagram, which passed 5-0 in favor.

An ATWAM email vote was held on 7-20-26 to approve the garden rules, which passed 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the June 30th finances, including the Balance Sheet, Income Statement, and Cash Disbursements. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed (\$109k owed). A first mortgage issued a foreclosure notice for October 28, 2026.

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.

New "do not climb on" signs will be installed on the new retaining wall fence and the new concrete retaining wall near the garden. Owners were reminded to contact Mr. Pennington if they continue to receive emails, and state they do not want to be notified. Updates to the Rules are in progress; seven (7) current policies have been added. The tow truck accident and damage to a retaining wall were discussed, noting that the driver was an independent contractor of the tow company, and that the driver declines phone calls and will not respond for his insurance. A motion was made to inquire with the law firm what options are available, which carried 5-0 in favor.

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.

The second water heater for 3140 leaked, and it was noted that it was last replaced in 2011. A bid will be sought to replace it.

It was noted that a new fence is needed for the garden area retaining wall, roughly 180 lf. A discussion followed. A motion was made to approve the bid (\$13k), which carried 5-0 in favor. A bid is coming to apply a stucco finish to the new wall.

Old Business:

Two bids were reviewed to install new landscaping east of 3485 R – after lowering the grade and addressing drainage issues. This landscaping would use the same specifications done at 3140-3150 V. Some items need to be clarified with the vendor, and then an ATWAM vote will be reviewed.

A bid was reviewed to fix the stucco at 3440 P. A motion was made to approve the bid, which carried 5-0 in favor.

A bid was reviewed to fix the stucco at 3445 R. A motion was made to approve the bid, which carried 5-0 in favor.

****** A drain will be installed for one of the utility rooms at 3140 V so any leaks can exit the room.

New Business:

There was a discussion on submitting a Colorado Open Records Act (CORA) request with the Pikes Peak Regional Building Department to find out who is submitting false reports. The fee structure was reviewed, noting it may require four (4) different locations or addresses. A motion was made to approve the request, which carried 5-0 in favor.

A map of the City's completed wildfire mitigation work at Palmer Park was reviewed.

A bid was reviewed to fix drainage at 3150 P units #G-H. A motion was made to approve the bid, which carried 5-0 in favor.

A bid was reviewed to fix the stucco at 3455 R. A motion was made to approve the bid, which carried 5-0 in favor.

****** The bid for a new drain and handrail along the sidewalk near 3230 V was put on hold.

A bid was reviewed to fix a leak/water damage at 3435 R #E. A motion was made to approve the bid, which carried 5-0 in favor.

Owner's Forum:

Questions and comments were taken from the members present (11 Homeowners). Mr. Weaver gave a presentation on work he's done to help with finding addresses in the community for first responders and general deliveries.

Executive Session:

The Board went to executive session to discuss a legal Collection matter. The Board reconvened the meeting, and a motion was made to transfer 3240 V #D to the law firm for continued collection efforts, which carried 5-0 in favor.

There being no further business, the meeting was adjourned at 7:18 PM.

A handwritten signature in black ink, appearing to read "Derek Patterson", with a stylized flourish at the end.

Derek Patterson
Property Manager