



Sierra Pointe Homeowner's Association, Inc.

Board of Directors Meeting Minutes

August 24th, 2026

The meeting was held at the clubhouse and called to order at 5:30 PM. Present were as follows:

Holly Schwarz	(Via Phone) President
Ken Cross	Vice President
Becky Gaerlan	Secretary
Hayden Jones	Treasurer
Nancy Middleton	Director at Large
Derek Patterson	Property Manager

Secretary's Report:

The July Board meeting minutes were approved as submitted.

An ATWAM email vote was held on 8-6-26 to approve a new water heater for 3140 (Room 2), which passed 5-0 in favor.

An ATWAM email vote was held on 8-8-26 to approve applying stucco to the new retaining wall near the garden, which passed 5-0 in favor.

An ATWAM email vote was held on 8-12-26 to approve a landscape bid for 3485, which passed 5-0 in favor.

Financial Report:

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

President's Report:

Updates were provided on the status of obtaining the permit for the retaining wall at 3480. Several asset replacement and common area improvement projects have been completed. Owners were reminded to consider purchasing a flood and sewer backup insurance policy. Some of the Board members attended the recent CAI Law Day seminar, and owners were reminded that if they wish to attend a lunch-and-learn event, the HOA will pay for it.

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.

Old Business:

The Association's law firm will issue a payment demand to the owner/driver of the tow truck who damaged a retaining wall. If that demand is not paid, a lawsuit will be filed.

Information on the Colorado Open Records Act (request to Pikes Peak Regional Building) was reviewed, relating to false complaints filed to that agency noting that illegal work was taking place in the community, when there was none.

A new door will be installed for the crawlspace at 3440, which is just a sheet of plywood.

New Business:

The draft 2027 Budget was reviewed, noting numerous line-item changes and estimated for next year. It was agreed to place \$2,085.99 in the General Repair & Maintenance account, which balanced the budget. There will be no dues or utility fee increase for next year.

A draft conduct of virtual meetings policy was reviewed. After changes, a motion was made to approve the policy, which carried 5-0 in favor.

A summer newsletter will be issued.

An IRS refund was received from last year, with those funds being left in the operating cash account.

As part of the process in trying to locate the northwest property boundaries, the original Snapfinger Woods Condominium Plat was sourced (12 pages). A bid to survey this corner area was reviewed. 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. Several owners commented on how great the community looks with all the new walls, landscaping, and other projects. The owner of 3440 #L submitted a request to have eight (8) months of late fees and late interest removed, as he set the payment date after the due date. A motion was made to deny the request, which carried 5-0 in favor.

Garden & Landscape Committee:

A request was submitted to have a Labor Day cook-out event at the clubhouse. The request was approved.

There being no further business, the meeting was adjourned at 6:46 PM.



Derek Patterson
Property Manager