

Sierra Pointe Homeowners Association, Inc.
Board of Directors Meeting
Monday, March 28, 2022

The Board of Directors meeting of the Sierra Pointe Homeowners Association was held at the Sierra Pointe Club House and via the Zoom meeting platform. The meeting was called to order at 5:31 p.m. by John Clancy. Directors Kenneth Cross, Orlando Rodriguez, John Clancy, Holly Schwarz were present. Patricia Guerin joined at 6:45 p.m. Quorum was established. Heather Smith, and Ashley Carmona of Warren Management Group, Inc. were also present. Ashley Carmona served as the recording secretary.

Secretary's Report:

- a. A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to approve the Board of Directors meeting minutes from February 28, 2022, as presented. Motion carried.

Treasurer's Report:

- a. The January 31, 2022 and February 28, 2022 Financial Statements were reviewed.
- b. The Collection Status Report was provided.
- c. A motion was made by Holly Schwarz and seconded by Kenneth Cross to approve sending two (2) moving forward with the foreclosure on two (2) accounts. Motion carried.
- d. The Current Aged Owner's Report was provided.
- e. 2020 Audit Report – Tabled. The Board will hold a special meeting on Friday, April 8, 2022, at the community clubhouse to review the audit.

Manager's Report: The Managers Report was provided.

Business:

- a. Hearing CCR Violation – A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to commence the assessment of fines on account #5226691, for storing personal items in the common area. Motion carried.
- b. Tow Reimbursement Request – A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to deny reimbursement for the towing of a vehicle with a flat tire. Motion carried.
- c. Roof Replacement Proposal – A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to approve the proposal from Gardner Roofing for the replacement of the flat roof at 3510 G and H for a total cost of \$26,600.00. Motion carried.
Sate Fe Deck Replacement Proposal – A **motion** was made by Holly Schwarz and seconded by Orlando Rodriguez to approve the Santa Fe Deck replacement proposal from Gardner Roofing at 3450-C for a total cost of \$5,575.00. Motion carried.
A **motion** was made by Holly Schwarz and seconded by Orlando Rodriguez to approve the Santa Fe Deck replacement proposal from Gardner Roofing at 3435-H for a total cost of \$5,575.00. Motion carried.
- d. Pool/Gym Discussion – The Board agrees to move forward and will prepare to reopen then pool and gym.
- e. Pool Service Proposal – A **motion** was made by Holly Schwarz and seconded by Ken Cross to approve the proposal from Rocky Mountain Pool & Spa Care service 6 days per week throughout the 2022 pool season for a weekly cost of \$325.00. Motion carried.
- f. Gym Equipment Replacement – Tabled.
- g. Large Item Dumping – A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to approve Maid 2 Clean for a one-time clean-up of mattresses. Motion Denied. A **motion** was made by Orlando Rodriguez and seconded by Holly Schwarz to approve weekly collection of large items by Infinite Disposal for a fee of \$100.00 per mattress. Motion carried.
- h. Waste Disposal Policy – A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to approve the Waste Disposal Policy as presented, effective May 1, 2022. Motion carried.

- i. Draft Amended & Restated Covenant Enforcement Policy – A **motion** was made by Holly Schwarz and seconded by Orlando Rodriguez to approve the Covenant Enforcement Policy as presented, effective May 1, 2022. Motion carried.
- j. Rebecca Lane Bride Proposals – A **motion** was made by Holly Schwarz and seconded by Kenneth Cross to approve the bridge replacement proposal from ASR in the amount of \$96,083.44. Motion carried. Holly Schwarz and Patricia Guerin are assigned the task of oversight on the project.
- k. Management Agreement Renewal – Tabled. The Board will hold a special meeting at the clubhouse on April 1, 2022 to discuss.

Actions Without Meeting:

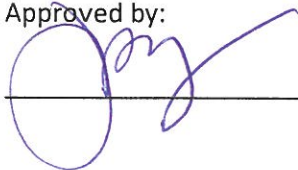
Homeowner Forum: Rebecca Allen, Belinda Schaefer, Wyoma Barrett, Teri Baca, Lloyd Stroup, Jennifer Sullivan, Tammy Yonkie, David Lee, Stephen Simpson, Trina Vasquez, Linda Morgan, Carmen Jefferson, Karin Pippen, Lucinda Rivers were present to address the Board.

Executive Session: General session was adjourned at 7:48 p.m. and the Board entered executive session at 7:59 p.m. for the purpose of discussing Meeting conduct and behavior of owner at meetings.

Adjournment:

With no further business to come before the Board, the meeting was adjourned the meeting at 8:16 p.m. The next Board of Directors meeting is scheduled for April 1, 2022.

Approved by:



Approval verified by:
