



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

May 22, 2023

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:32 PM. Present were as follows:

John Clancy	President
Holly Schwarz	(by phone) Vice President
Ken Cross	Secretary
Jonathan Cho	Treasurer
Jocelyn Shipley	Director at Large
Derek Patterson	Property Manager

The Board of Directors, RowCal, and the members present introduced themselves.

Hearings:

None.

Secretary's Report:

The April Board meeting minutes and the May Special Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 5-8-23 to approve a payment plan for past-due assessments. The vote was 4-0 in favor.

Financial Report:

Due to the transition not being completed, there were no current finances. Mr. Patterson reviewed the April and May Cash Disbursement reports, which showed all checks issued.

The RBC Reserve Investment account balance gained \$883.33 last month. There was a discussion on purchasing two new CDs, one for 3 months and one for 1 year, totaling \$250k. A motion was made to authorize the purchases, which carried 5-0 in favor.

The AGED Receivables report was reviewed (5 homes are in active legal collections, 3 are on payment plans, 9 are close to entering the collection process, and 4 homes have pending Foreclosure actions). The total due is \$112.1k. It was noted that any new collection legal work is being done through Smith, Jadin, and Johnson, which RowCal utilizes.

The 2022 state and federal tax returns were completed, and no fees were due.

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

The 2023 Project List was reviewed. Work is continuing to be updated for the Rejuvenation Project.

There was a discussion on purchasing new pool furniture and tables; a budget of \$3k was set.

A bid was reviewed for replacing 29 broken parking blocks. Discussion followed. A motion was made to approve the bid, which carried 5-0 in favor. It was also agreed to re-secure any recent newer blocks with rebar.

Bids are being sought for a new water heater for 3425 Rebecca (last replaced in 2001). A new water heater will be installed soon for 3150 Van Teylingen.

The monthly Inspection was moved due to inclement weather.

Towing Report: one vehicle was towed from the clubhouse parking area.

There was a discussion on the sinkhole and erosion/water issues on lower Rebecca Lane emanating from Ridgeview Apartments. Mr. Patterson will notify Ridgeview of the issues noted and allow them to correct them before considering further action.

Old Business:

After completing the asbestos removal work and plumbing repairs, Mr. Patterson reviewed the rebuild estimate for 3425 Rebecca Lane #B. Discussion followed. A motion was made to approve the bid from CM Robinson, which carried 5-0 in favor.

New Business:

Mr. Patterson reviewed a drainage correction bid for 3140 Van Teylingen #J. Discussion followed. Additional work will be sought, and an updated price.

Mr. Patterson reviewed a landscaping restoration bid for 3520 Parkmoor (retaining wall). Discussion followed. A motion was made to approve the contract, which carried 5-0 in favor.

Mr. Patterson reviewed a retaining block wall repair bid for 3525 Rebecca (curved wall area). A rebuild estimate was also reviewed. Discussion followed. A motion was made to approve the repair contract, which carried 5-0 in favor.

Mr. Patterson reviewed a landscaping drainage estimate for 3525 Rebecca #F and #G. Discussion followed. A motion was made to approve the contract, which carried 5-0 in favor.

Mr. Cross left the meeting to assist with a water emergency at 3435 Rebecca.

A bid to paint the fire lanes for Building 3415 was reviewed. A motion was made to approve the contract, which carried 4-0 in favor.

An emergency call invoice was reviewed, as submitted by RowCal (4-24-23). Upon review, the call was deemed not an emergency and the \$95.00 fee will be charged to the owner's account.

The owner of 3435 Rebecca #E submitted a request for a new handrail (second rail) on an existing set of stairs. A motion was made to approve the request, which carried 4-0 in favor.

A copy of the approved fence removal contract for Building 3415 was reviewed.

Mr. Patterson reviewed various documents on different issues, including the Association's Leap letter, the first letter issued to Ridgeview Apartments for drainage concerns, and updates on the two carport insurance claims with U-Haul.

Mr. Cross returned to the meeting.

Owner's Forum:

Questions and comments were taken from the floor.

It was noted that the Extra Duty Police Patrols are being filled.

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



Derek Patterson
Property Manager