



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

May 29th, 2024

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:33 PM. Present were as follows:

Holly Schwarz	President
Ken Cross	Vice President
Becky Gaerlan	Secretary
Jocelyn Shipley	Treasurer
Sondra Boley	Director at Large
Derek Patterson	Property Manager

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

Hearing(s):

None.

Secretary's Report:

The April Board meeting minutes were approved as submitted.

Financial Report:

Mr. Patterson reviewed the finances for April 31st (the Balance Sheet, Income Statement, and Cash Disbursement). Total Cash was \$254,484.38, with \$1,481,229.66 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

The AGED Receivables report was reviewed. The total due is \$62k.

President's Report:

Mrs. Schwarz updated the Board on the CSU high-voltage electric line replacement project, the status of Comcast-Xfinity service line issues with burying the lines, and a bid for sealing the stucco for Building 3440 Parkmoor (second building to be done). Bids were handed out and reviewed.

After the discussion, a motion was made to approve the bid from Advance Communications to bury new conduits/lines for three buildings and run new lines for each building, which cost \$7k. The motion carried 5-0 in favor. After the

discussion, a motion was made to approve the bid from CMR, which was \$3.7k. The motion carried 5-0 in favor.

Ms. Gaerlan updated the Board on the City's plans to conduct wildfire mitigation in Palmer Park later this fall. It was agreed upon that a bid to mitigate our western boundary be obtained.

It was noted that the original change order for the "mud and RipRap" for the underground drainage work on Rebecca Lane was approved at \$15k. The work came in at \$32k, and work continues with Hammer Construction to determine the next course of action, as the work was completed with no approval from the Association.

It was noted that past-due accounts will have their pool and gym fob access denied until all fees are paid in full.

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

The 2024 Project List was reviewed.

Taranis LLC has completed numerous work orders for repairing/replacing fixtures and running new power for carport light outages throughout the community.

The water heater list was reviewed, noting that seven (7) have reached their useful life expectancy and will be considered for replacement once the underground drainage work is completed.

The Summer Newsletter was reviewed, and input was provided to be issued in mid-June.

The monthly **Violation Compliance Inspection List** was reviewed (22 notices). It was reiterated that the maximum penalty is up to \$500 "per violation," so an owner could be fined more than \$500.00.

Towing Report: one vehicle was towed in May.

Old Business:

None.

New Business:

A bid to install four (4) new concrete patios was reviewed. After a discussion, a motion was made to approve the bid at \$9.1k, which carried 5-0 in favor.

A request was submitted to the Board to consider purchasing a street sweeping device, which residents or another vendor would use. The request was denied.

RCM emergency fees for review: None.

Owner's Forum:

Questions and comments were taken from the floor.

6:48 PM.

It was noted that the Board would go into an **Executive Session** to discuss legal matters and concerns about privacy for numerous owners.

The meeting was reconvened.

The pool rules were reviewed by legal (OCRH), and it was agreed to set the opening and closing times of 9 AM to 9 PM.

A request was made if the Association could install handicapped spaces, and it was believed that if so, the HOA would have to comply with all ADA rules. A legal opinion (ACL) was obtained and confirmed to be true, imposing very stringent guidelines and requirements that would make it almost impossible to comply with. No further action will be taken.

The previous request submitted by 3535 Reb. #B for possibly filing an insurance claim for a water loss last year was reviewed. It was agreed to pay the difference for what the owner's insurance is not covering, and the Association will pay that.

The owner of 3425 Rebecca #F submitted a packet of information relating to a water loss and restoration work from September 2022. It appears that flooring work was either paid for by the owner or maybe not completed as part of the Association's restoration work, roughly \$1.2k. This matter will be further investigated.

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



Derek Patterson
Property Manager