



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 26, 2023

The meeting was held at the Association's clubhouse, 3480 Parkmoor Village Drive, and called to order at 5:30 PM. Present were as follows:

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

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

Hearings:

None.

Secretary's Report:

The May Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 6-12-23 to approve a payment plan for past-due assessments. The vote was 5-0 in favor.

Financial Report:

Mr. Patterson reviewed the finances in Mr. Cho's absence for April 30th and May 31st (the Balance Sheet, Income Statement, and Cash Disbursement). Total assets as of May 31st were \$2,028,758.86, with \$1,620,301.64 in Reserves. A question-and-answer period followed.

The RBC Reserve Investment cash account balance is \$524.36, after buying a new \$150k CD.

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 \$138.2k. It was reiterated that any new collection work is being done through Smith, Jadin, and Johnson.

President's Report:

There was discussion on painting the stairway handrails and ceilings at all buildings. A bid will be sought.

A proposed rule change was reviewed, regarding the number of users allowed at the pool, per home. After discussion, a motion was made to update the language to say up to six people per home at one time. The motion carried 4-0 in favor.

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

The 2023 Project List was reviewed. Numerous projects are being completed and several projects are awaiting bids.

A bid was reviewed to install a new water heater for 3435 Rebecca (last replaced in 2001) at \$11.4k. A motion was made to approve the bid which carried 4-0 in favor.

Mr. Patterson created a new spreadsheet showing all of the homes that have had water leaks and resulting asbestos and mold mitigation and rebuilding. Six homes have been completed since last fall; one is actively being rebuilt and eight new homes are for review. The total amount of new work is roughly \$25k. Each bid was reviewed with discussion. A motion was made to approve all bids as submitted which carried 4-0 in favor.

The monthly **Inspection List** was reviewed, noting there were 79 notices issued. The follow-up check will be conducted this week.

Towing Report: two vehicles were towed in May.

Old Business:

A bid was reviewed to stain all of the new wood/deck work at Building 3415. A motion was made to approve the bid which carried 4-0 in favor.

The owner of 3530 Parkmoor Village Drive, #E submitted a request to be reimbursed \$500.00 for plumbing work (Owens Plumbing) on the main water supply (leak). Documentation was reviewed. The request was approved pending verification of additional vendor and owner payment information.

New Business:

The owner of 33465 Rebecca #B submitted a request to be reimbursed \$4760.00 for plumbing work (Roto-Rooter) on the main sewer line for the building, which indicated the line has a gap/separation. Documentation was reviewed. The request was approved.

Two bids were reviewed for trash as the contract for Infinite Disposal renews on July 1; with a substantial price increase. The competitive bid was slightly higher. A motion was made to renew with Infinite which carried 4-0 in favor.

There was an on-site meeting last week to finalize the bid/plans for rebuilding the carports on Van Teylingen; taken down by residents hitting them with a U-Haul moving truck.

It was noted there has been no response from the owners of 3465 Rebecca Lane #E or 3150 Van Teylingen #F, regarding the status of insurance for the damaged carports (U-Haul); from an Association letter issued on May 16th.

There was discussion on a revised RowCal Exhibit A: Services Addendum, issued by email in early June. There is a change in some of the fees under Administrative Services and a new fee schedule for Covenant Enforcement Services (bill back to the violating owner). Discussion followed. A motion was made to have OCRH law firm review this addendum and provide input, which carried 4-0 in favor.

It was noted that three residents have been doing landscaping common area improvements around the clubhouse which look great. A considerable amount of time and effort has been put into this work. A motion was made to buy a \$100.00 gift card for each owner, which carried 4-0 in favor.

It was noted the sink hole on lower Rebecca will be fixed soon as the neighboring apartment complex is having their drainage channel cleaned out which will help redirect the water into the proper flow area.

Owner's Forum:

Questions and comments were taken from the floor.

The owners of 3240 Van Teylingen #A requested to be on the agenda to dispute a loud noise violation noting it was not from their home. The Board confirmed from multiple residents the complaint is correct and will stand as originally issued.

There being no further business, the meeting was adjourned at 7:46 PM.



Derek Patterson
Property Manager