



Sierra Pointe Homeowners Association, Inc.

Board of Directors Special Meeting Minutes September 15th, 2025

A special Board meeting was called to discuss numerous current and future maintenance projects, collection matters, and a discussion on the current management company. The meeting was held at the clubhouse and called to order at 5:33 PM.

Present were as follows:

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

Financial Report:

Mr. Patterson reviewed the current finances for September 12th (the Balance Sheet, Income Statement, and Cash Disbursement). A question-and-answer period followed.

The RBC Reserve Investment account was reviewed.

Total Reserve Balance is \$1,142,413.92, funds spent year to date are \$606,600.00, and a proposed new project expense of \$129,200.00.

New Business:

A bid was reviewed to install new landscaping for the common areas near building 3535 R; estimated cost is \$26.5k. It was agreed to put this project on hold and to revisit it next year.

A bid was reviewed to cut back the roof overhang roughly 2' and add a new ledger board, \$2.9k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed to make stucco repairs to Storage Area #1, \$2.1k. After a discussion, a motion was made to approve it, which carried 4-1 in favor.

A bid was reviewed for 3140 V #E to remove and replace five (5) concrete slabs, \$6.4k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3140 V #E-#F to install a new concrete drain, concrete work at #A-#B, and a new wall, \$8.9k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3210 V #B to remove and replace two (2) concrete slabs, \$800.00. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3210 V #D to remove wooden timbers and install a new trench and curb, \$9.5k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3210 V #D-#E to remove and replace two (2) concrete patios, \$2.3k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3220 V #J, K, L, M to remove wooden timbers, install new sidewalk, steps, and patio railings, \$8.6k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3150 V #E to remove a stucco wall and slab, the steps, and install a new railing, \$8.5k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3150 V to tie all downspouts into a 10" culvert, \$3.8k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3150 V #F to remove a wooden deck, slab, and install a new drain, \$7.2k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3150 V #H to remove a stucco wall, fix the stucco, and install new railings, \$4.9k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3260 V #B to rebuild the interior of the home due to water damage, \$18.4k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3260 V to install new sidewalks, steps, and a pad with drains, \$13.5k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3440 P #T-#S to remove the stucco walls, fix the stucco, and install new railings, \$10k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3460 #A-#B to remove the stucco walls, fix the stucco, and install new railings, \$10k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for 3240 V #E to update the main electrical service panel, as the owner's panel is powering the outside sump pump, \$5.2k. After a discussion, a motion was made to approve it, which carried 5-0 in favor.

A bid was reviewed for the carport near 3510 P, to fix underground wiring issues, \$2.3k. It was agreed to obtain a new bid.

It was noted that the Board would enter an **Executive Session** to review two collection matters and discuss the management contract.

The meeting was reconvened.

A motion was made to approve proceeding with a foreclosure action for COSSPTE140; the motion carried 5-0 in favor.

The current collection matter for COSSPTE179 is in progress.

Mr. Patterson informed the Board that he would be leaving RowCal later this fall; the exact date is unknown. The Board discussed options for continuing with RowCal or considering other vendors. The Board members discussed past and current concerns with RowCal's business model and concerns with numerous issues. Mrs. Schwarz stated a bid was obtained from BBCAM. A motion was made to approve the termination of RowCal for October 31st and to hire BBCAM on November 1st. The motion carried 5-0 in favor.

There being no further business, the meeting was adjourned at 7:25 PM.



Derek Patterson
Property Manager