



Sierra Pointe Homeowners Association, Inc.

Board of Directors Meeting Minutes

September 26, 2022

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:

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| John Clancy | President |
| Holly Schwarz | Vice President |
| Ken Cross | Secretary |
| Derek Patterson | Property Manager |
| Absent: Patricia Guerin | Director at Large |

The Board, Z&R, and the members present introduced themselves.

Hearings:

A hearing was called for 3150 Van Teylingen Unit B, considering a possible \$150.00 assessment fine, gym and pool fob deactivation, and other enforcement actions for using the gym and pool without an adult present and for vulgar language in the Common Areas. The owner responded in writing, and the resident was present. Discussion followed. It was noted the owner might show up for the hearing around 6:30 PM. The hearing was tabled.

A hearing was called for 3240 Van Teylingen Unit D, considering a possible \$100.00 assessment fine, trash removal fees, and other enforcement actions for failing to remove the trash properly (left at the enclosure). The owner was present and provided information regarding the incident. Discussion followed. A motion was made to impose the \$100.00 fine and trash fees, which carried 3-0 in favor.

A hearing was called for 3455 Rebecca Unit D, considering a possible \$100.00 assessment fine, trash removal fees, and other enforcement actions for failing to remove trash (left at the enclosure) properly. The owner was not present and did not respond. Discussion followed. A motion was made to impose the \$100.00 fine and trash fees, which carried 3-0 in favor.

Secretary's Report:

The previous month's Board meeting minutes were approved as submitted. The September 23rd special Board meeting minutes were approved 4-0 in favor. An ATWAM email vote was taken on 9-19-22 to approve waterproofing for Building 3415, which passed 5-0 in favor.

Ms. Guerin joined the meeting.

Financial Report:

Mr. Cross and Mr. Patterson presented the finance report for August 31st (the Balance Sheet, Income Statement and Cash Disbursement).

Total assets were \$1,519,683.16 with \$958,321.43 in Reserves. A question-and-answer period followed. It was agreed to add Mr. Cross to the RBC reserve investment account.

The AGED Receivables report was reviewed.

The third draft of the 2023 Budget was reviewed, as updated from the September 23, 2022, Board meeting. After review, a motion was made to approve the budget as submitted, which carried 4-0 in favor.

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

The 2022-2023 Project List was reviewed.

Three (3) of the Association's policies were reviewed (Covenant and Rule Enforcement, Conduct of Meetings, and Collection of Unpaid Assessments), as updated by the Association's law firm per HB 22-1137. A question-and-answer period followed. After changes, the policies were approved 4-0 in favor.

The Inspection List was reviewed (5 pages).

Old Business:

A bid was reviewed as submitted by Rocky Mountain Pool & Spa Care for numerous replacements, repairs, and inspection items for the pool and spa equipment. Specific items were excluded from the bid, and others totaling \$6,171.00 were approved 4-0 in favor

There was a discussion on replacing the wood timber retaining wall at 3520 Parkmoor (options for pavers and stamped concrete were reviewed). After discussion, a motion was made to approve the concrete wall option, which carried 4-0 in favor.

A proposal for servicing the fire hydrants, backflows, fire extinguishers, and exit lights was reviewed. The total is within the budget amount. After discussion, a motion was made to approve the proposal, which carried 4-0 in favor.

A proposal for servicing a total of six buildings for termites was reviewed (2 have been completed), with four needing to be done this year. The total is within the budget amount. After discussion, a motion was made to approve the proposal, which carried 4-0 in favor. A new 5-year plan was set to ensure the entire community was being treated.

A proposal for a fall cleaning of the gutters/downspouts was reviewed. After discussion, a motion was made to approve the proposal, which carried 4-0 in favor.

The owner of 3435 Rebecca Unit F submitted an ACC request to install a portable patio awning. A question-and-answer period followed. After discussion, a motion was made to approve the proposal and add the item to the ACC Pre-Approved Listing and the Rules, which carried 4-0 in favor.

There was a discussion on the recent passing of HB 22-1134 Towing, and representatives from Midnight Towing were present to provide more details and answer questions.

New Business:

There was discussion on the protocols for interior repairs resulting from Association assets' failures, roofing, or water supply lines, etc. There are currently four interior asbestos removal/restoration projects. Discussion followed. A motion was made noting if an owner must be displaced from home per the contractor's recommendation, a maximum of \$200.00 per day can be reimbursed to the owner after receiving proper documentation. The motion carried 4-0 in favor.

Towing Activity:

Two vehicles were towed for July and August.

Owner's Forum:

Questions and comments/suggestions were taken from the members present.

It was noted that the current tenant database needs to be updated.

There was a discussion on funding the RBC Reserve Investment account. After discussion, a motion was made to approve transferring \$708,000.00 to RBC, which carried 4-0 in favor.

There was continued discussion on how to repair the stucco at Building 3415, where the previous bridge/entries were attached to the building and are now exposed. It was noted that a future project is to consider an alternate exterior surface. A bid was reviewed to finish the building in matching stucco for \$7,950.00. After discussion, a motion was made to approve the bid, which carried 4-0 in favor. ** The groundwater issue at this building is still being investigated for a solution.

The hearing for 3150 Van Teylingen Unit B was discussed and the owner did not show. After discussion, a motion was made to impose the \$150.00 fine and deactivate the pool and gym access fob, which carried 4-0 in favor.

The next meeting is the Budget Meeting, scheduled for October 24th, 2022, at 5:30 PM at the clubhouse.

There being no further business, the meeting was adjourned at 7:35 PM.



Derek Patterson
Property Manager