

Balterra Condominiums Association
Board of Directors Meeting Minutes
January 21, 2021
5:30 p.m. Executive Session (Board Only)
6:00 p.m. Regular Board Meeting

Call to order:

- Executive meeting called to order at 5:30 p.m. by Anthony Johnson. Quorum of the Board of Directors established.

Board members present: Anthony Johnson, and Alisha Thomas
Board members absent and excused: Steve O'Hair

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Topics:

- Legal matters – Collections

Adjournment: 6:00 p.m.

Call to order:

- Meeting called to order at 6:00 p.m. by Anthony Johnson. Quorum established as above.

Meeting Minutes: September 17, 2020

- **Motion** to approve the meeting minutes was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items: None

Contracts:

- The Board discussed two security company proposals for daily patrol. Neither contract was approved.

Financials/Legal:

- **Motion** to approve the September - December 2020 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to modify the 2021 budget line items to increase the reserve contribution, maintaining the same overall budget total, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

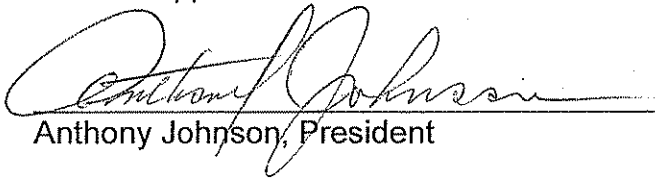
- **Motion** to waive the fine for 2672 #301 for a large propane tank was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Homeowner Forum - None

Adjournment: 6:10 p.m.

Next meeting: March 18, 2021 at 5:30 P.M.

Minutes approved:


Anthony Johnson, President

03/18/2021
Date