

Balterra Condominiums Association
Board of Directors Meeting Minutes
January 20, 2022
5:30 p.m. Executive Session (Board Only)
6:00 p.m. Regular Board Meeting
Via Zoom

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, Steve O'Hair and Alisha Thomas

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 taken and transcribed by Debra Vickrey.

Meeting Minutes: September 16, 2021

- **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.

Contracts:

- **Motion** to approve the Five Star Janitorial proposal to include clubhouse cleaning, pet waste pick-up, stairwell cleaning, and dumpster cleaning was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the Rocky Mountain Tree proposal to winter water the new trees, as needed, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- No action taken on the Keesen or LandTech proposals. The Board requests additional proposals.
- **Motion** to approve the DACS Asphalt proposal in the amount of \$8,433.50 for crack seal and striping was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.

Financials/Legal:

- **Motion** to approve the Sept – Dec preliminary 2021 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the following fines was made by Steve O'Hair, seconded by Alisha Thomas and passed unanimously:
 - 2705 #106 – 3rd violation shoe rack at door
 - 2663 #201 – 3rd violation balcony storage

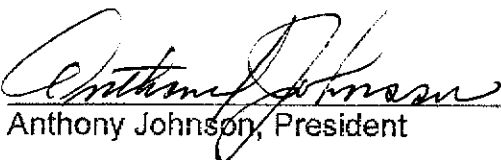
Homeowner Forum – 2 attendees

- Owner requested blast email for future zoom meetings.
- There was discussion about all the vehicles that have been tagged but not towed.
- Owners expressed frustration with all the pet waste on the property.

Adjournment: 6:34 p.m.

Next meeting: Annual meeting March 24, 2022 at 5:30 PM

Minutes approved:


Anthony Johnson, President

17 March 2022
Date