

**Balterra Condominiums Association**  
Board of Directors Meeting Minutes  
February 7, 2019 at Clubhouse  
5:00 p.m. Executive Session (Board Only)  
6:00 p.m. Regular Board Meeting

**Call to order:**

- Executive meeting called to order at 5:00 p.m. by Bradley Hanson. Quorum of the Board of Directors established.

**Board members present:** Bradley Hanson, Tony Johnson and Steve O'Hair

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

**Topics:**

- Legal matters – Collections
- Roofing negotiations

**Adjournment:** 5:55 p.m.

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**Call to order:**

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

**Meeting Minutes:** November 15, 2018

- **Motion** to approve the meeting minutes was made by Steve O'Hair, seconded by Bradley Hanson and passed unanimously.

**President's Report:** None

**Association Managers' Report:** Debra Vickrey

- Debra gave an update on daily operations.

**Discussion Items:**

- The Board discussed revision to the clubhouse agreement. Bradley will provide changes to CPMG.
- Debra reported the roof claim has been settled in the amount of \$1,008,989.77. Work will begin in the spring.
- The Board discussed edits to the draft rules and regulations. After final review they will be adopted.

**Contracts:**

- The Board continued the Comcast Agreement to the March 21, 2019 meeting.
- **Motion** to approve the 2019 Alligator Pool contract in the amount of \$6,500.00 was made by Steve O'Hair, seconded by Bradley Hanson and passed unanimously.

- **Motion** to approve the Five Star Janitorial proposal in the amount of \$140.00 per week for pet waste removal was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$1,510.48 for repairs to the retaining wall was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the November & December 2018 financials prepared by CPMG, subject to audit, was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve sending account 2672304 to Moeller Graf for collections was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.

**Architectural Requests:** None

**Correspondences:** None

**Hearings:**

- **Motion** to assess the fines for the following violations was made by Steve O'Hair, seconded by Bradley Hanson and passed unanimously:
  - 19303 #101 – 2<sup>nd</sup> violation for trash bags at front entry
  - 2682 S Cathay Way #203 – 2<sup>nd</sup> violation for trash bags at front entry
  - 2705 S Danube Way #104 – 2<sup>nd</sup> violations for trash bags at front entry
- **Motion** to waive the following fines with conditions was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously;
  - 2662 S Cathay Way #305 – 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> violation for noise with the condition that fines may be reinstated if there are any subsequent violation within 12 months.

**Homeowner Forum – 3 attendees**

- No comments

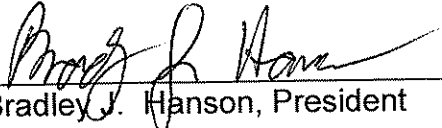
**Adjournment:** 7:15 p.m.

**Next meeting:** March 21, 2019 at 6:00 PM

**Actions Between Meetings:**

- The Board unanimously approved the WDR Construction proposal in the amount of \$7,316.15 for water intrusion repairs at 2672 S Cathay Way #208.

Minutes approved:

  
Bradley J. Hanson, President

3-21-19  
Date