

Balterra Condominiums Association
Board of Directors Meeting Minutes
March 16, 2023
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, and Alisha Thomas

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

Topics: Collections

Adjournment: 5:50 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: January 19, 2023

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

Manager's Report:

- Debra gave a summary of activities on the property.

Contracts: None

Financials/Legal:

- **Motion** to approve the December final 2022 financials, prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the January – February 2023, prepared by CPMG subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Discussion Items:

- **Motion** to approve the Assured Partners 2023 insurance renewal in the amount of \$101,095.00 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Homeowner Forum: 4 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- Concerns about the increase in prairie dogs due to construction were expressed.
- Owners are frustrated with the lack of owners picking up their pet waste. There was a suggestion of looking at the grass area on the west side for a dog park.

- There were requests to add an additional treadmill in the gym.
- Questions were asked about the status of the hot tub.
- Issues with noise from barking dogs and loud engines was discussed.

Board actions between meetings:

- The board approved the WDR contract for siding repair at 2662 S Cathay Way #105 in the amount of \$8,854.42.

Adjournment: 6:31 p.m.

Next meeting: May 18, 2023

Board actions between meetings:

- The Board approved the WDR Construction proposal in the amount of \$15,175.30 to repair the balcony at 2705 S Danube Way #212.

Minutes approved:

Anthony Johnson, President

Date