

Balterra Condominiums Association
Board of Directors Meeting Minutes
May 15, 2023
5:30 p.m. Executive Session (not needed)
6:00 p.m. Regular Board Meeting
Clubhouse

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 Virginia Johnson.

Meeting Minutes: March 16, 2023

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

Manager's Report:

- Virginia gave a summary of activities on the property.

Contracts: None

Financials/Legal:

- **Motion** to approve the April 2023 financials, prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Discussion:** Board will review the information provided by CPMG finance department concerning CIT CDARS programs

Discussion Items:

- **Discussion:** to table the pool light bid and gather more information and revisit at the end of the summer after the pool closes.
- **Discussion:** Prairie dogs continue to invade the property from the open field across the street. CPMG will work with contractor to find solutions to remove them.
- **Discussion:** Recent hail storms have been in the area. CPMG had an inspection done and the roofs did not sustain damage due to the excellent shingles the board chose during the roofing project.

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 and some suggestions on methods to remove them were discussed.
- Issues with noise from barking dogs and loud neighbors was discussed.

Board actions between meetings:

- None

Adjournment: 6:30 p.m.

Next meeting: July 13, 2023

Minutes approved:

Anthony Johnson, President

Date