

Balterra Condominiums Association
Board of Directors Meeting Minutes
May 19, 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: March 17, 2022

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

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Contracts:

- No action taken on the breezeway cleaning. Awaiting additional bids.
- **Motion** to approve the Dale Weidner & Company 2021 tax/audit proposal in the amount of \$2,700 was made by Steve O'Hair, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the Landtech landscaping contract starting July 1, 2022 in the amount of \$21,138 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the LandTech 2023 landscaping contract in the amount of \$30,684 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Financials/Legal:

- **Motion** to approve the March - April 2022 financials, prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

- **Motion** to approve the 2021 audit prepared by Weidner & Company was made by Steve O'Hair, seconded by Anthony Johnson and passed unanimously.

Hearings:

- **Motion** to waive the fine for 2662 #210 for 2nd violation for storage on the balcony was made by Steve O'Hair, seconded by Anthony Johnson and passed unanimously.

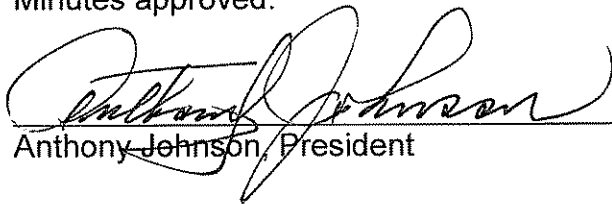
Adjournment: 6:18 p.m.

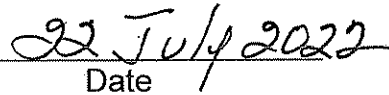
Next meeting: July 21, 2022 at 5:30 PM

Board actions between meetings:

- The Board approved the Covenant Community Services for security in the amount of \$2,511.60 for patrol during the pool season.

Minutes approved:


Anthony Johnson, President


Date