

**Balterra Condominiums Association**  
Board of Directors Meeting Minutes  
May 20, 2021  
5:30 p.m. Executive Session (Board Only)  
6:00 p.m. Regular Board Meeting

**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.

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**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 18, 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:**

- The Board directed CPMG to get another proposal for blinds in just the clubhouse and exclude the fitness room.
- **Motion** to approve the Integrity Fire proposal in the amount of \$1,750 for monitoring and repairs for the fire suppression system was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the Front Range Patrol proposal in the amount of \$1,366.71 per month for the period of Memorial Day weekend to Labor Day weekend was made by Steve O'Hair, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the Five Star janitorial contract in the amount of \$400.00 per week for 3-day per week cleaning service for the clubhouse was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the March - April 2021 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the 2020 audit as presented was made by Steve O'Hair, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the Weidner & Company 2021 tax/audit proposal in the amount of \$2,700 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

**Architectural Requests:** None

**Correspondences:** None

**Hearings:** None

**Homeowner Forum** – 5 attendees

- Concerns were expressed about a resident throwing trash over the balcony and throwing eggs at other balconies.
- There were discussions pet waste and adding additional stations.

**Adjournment:** 6:37 p.m.

**Next meeting:** July 15, 2021 at 5:30 P.M.

Minutes approved:

  
Anthony Johnson, President

31 July 2021  
Date