

Balterra Condominiums Association
Board of Directors Meeting Minutes
July 13, 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.

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: May 20, 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 discussed the proposals for tree removals and replacements. CPMG was directed to get some additional information regarding the Rocky Mountain Tree proposal. No action was taken.
- **Motion** to approve the Five Star proposal in the amount of \$1,140 to clean underneath the stairwells was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.

Financials/Legal:

- **Motion** to approve the May - June 2021 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fine for a second violation at 2705 #204 for a large propane tank was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to waive the fine for a second violation at 2705 #210 for a ladder on the balcony was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

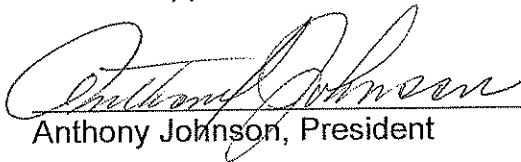
Homeowner Forum – 4 attendees

- There were questions regarding the new development next door.
- Owners talked about the water rebate with the City of Aurora for replacing toilets.

Adjournment: 6:31 p.m.

Next meeting: September 16, 2021 at 5:30 P.M.

Minutes approved:


Anthony Johnson, President


Date