

Balterra Condominiums Association
Board of Directors Meeting Minutes
July 16, 2020 outdoors in pool area
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: January 16, 2020

- **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.

Discussion Items:

- **Motion** to approve a Resolution amending the Rules & Regulations to include a prohibition for security and screen doors being installed in the common hallways on the exterior of the main entry doors was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve an Insurance and Deductible Policy was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.

Contracts:

- **Motion** to approve the Warner Concepts proposal in the amount of \$9,986.00 to reconstruct the mail house in preparation for new mailboxes was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the Page Specialty Company proposal in the amount of \$23,257.60 for the installation of all new mailboxes was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.

Financials/Legal:

- **Motion** to approve the January – June 2020 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Steve O’Hair and passed unanimously.
- **Motion** to send account 2672301 to attorney Moeller Graf for collections was made by Steve O’Hair, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the 2019 Audit was made by Steve O’Hair, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the Dale Weidner & Company proposal in the amount of \$2,700 for the 2020 audit and tax preparation was made by Steve O’Hair, seconded by Alisha Thomas and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fine to unit 2672 #107 for a second violation for a briquette BBQ was made by Steve O’Hair, seconded by Anthony Johnson and passed unanimously.

Homeowner Forum – 9 attendees

- There was discussion about a recent assault and battery incident between two homeowners. There was a police report filed by the victim and a ticket issued.
- Several homeowners expressed concern that the HOA documents did not have very strong language regarding racially motivated crimes in the community.
- There was discussion regarding the pool being closed for the season.
- The mailbox replacement project was discussed. The Board made the decision about the type of mailboxes so the project could go forward.

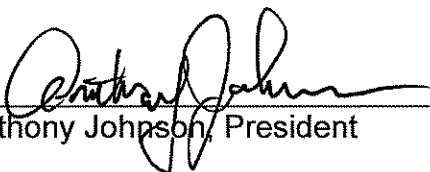
Adjournment: 6:50 p.m.

Next meeting: September 17, 2020 at 6:00 PM

Board Actions between meetings:

- The Board approved the Keesen 2020-2021 snow removal contract, on an as-needed-basis.

Minutes approved:



Anthony Johnson, President

17 Sept 2020

Date

