

Balterra Condominiums Association
Board of Directors Meeting Minutes
July 18, 2019 at Clubhouse
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 Bradley Hanson. Quorum of the Board of Directors established.

Board members present: Bradley Hanson, Tony Johnson and Steve O'Hair

CPMG Staff: Debra Vickrey, CAM, AMS, PCAM - Association Manager

Topics:

- Legal matters – Collections

Adjournment: 5:58 p.m.

Call to order:

- Meeting called to order at 6:00 p.m. by Bradley Hanson. Quorum established as above.

Meeting Minutes: March 21, 2019

- **Motion** to approve the meeting minutes was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- Debra gave a brief update on the roofing and painting project which is expected to be completed by the end of July.
- The Board tabled the discussion regarding storm door standards.

Contracts:

- **Motion** to approve the Integrity Fire Safety Services proposal in the amount of \$5,342.12 for maintenance of the fires suppression systems, and a monthly charge of \$151.67 for monitoring was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously. The Board requested a price list for replacement equipment before executing the contract.

Financials/Legal:

- **Motion** to approve the May & June 2019 financials prepared by CPMG, subject to audit, was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

- **Motion** to approve sending the following accounts to Moeller Graf for collections was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously;
 - 2682 #203

Architectural Requests:

- **Motion** to approve the request from 19303 E College #105 for a patio and entry storm door was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

Correspondences: None

Hearings:

- **Motion** to assess the fines for the following violations was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously;
 - 2682 #203 – Subsequent violation for trash in the breezeway

Homeowner Forum – 8 attendees

- Homeowners presented a few maintenance items to CPMG and the Board.
- Questions were asked about the Board's priorities for 2020. The President responded that the Board will be reviewing the Reserve Study during budget discussions to determine what needs attention.
- There was some discussion about needed landscaping improvements.
- A homeowner raised issues about the painters on his balcony.

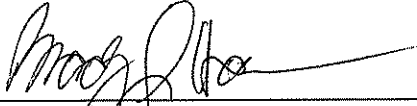
Adjournment: 6:45 p.m.

Next meeting: September 19, 2019 at 6:00 PM

Board Actions Between Meetings:

- The Board unanimously approved the Mace LLC engineering proposal in the amount of \$2,430.00 for drainage work at 2682 S Cathay Way.

Minutes approved:



Bradley A. Hanson, President

9-19-19

Date