

**Balterra Condominiums Association**  
Board of Directors Meeting Minutes  
July 21, 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, and Alisha Thomas

**Board members absent & excused:** Steve O'Hair

**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:** May 19, 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.
- She gave a legislative update on the HB-1137 and how it affects HOA operations.

**Contracts:**

- **Motion** to approve the CPS Services proposal in the amount of \$4,710 to clean the breezeways was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.
- **Motion** to approve the DAC proposal in the amount of \$1,750 for some additional crack seal was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

**Financials/Legal:**

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

**Hearings:** None

**Correspondences:**

- **Motion** to deny the request from 2672 #301 for a towing reimbursement was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

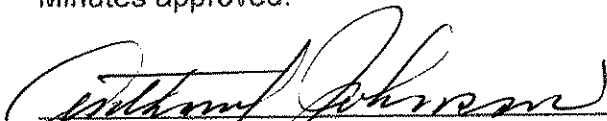
**Adjournment:** 6:38 p.m.

**Next meeting:** September 15, 2022 at 5:30 PM

**Board actions between meetings:**

- The Board approved the 2022-2023 LandTech snow removal contract on an as-needed-basis.

Minutes approved:

  
Anthony Johnson, President

16 September 2022  
Date