

Balterra Condominiums Association
Board of Directors Meeting Minutes
July 27, 2023
5:30 p.m. Executive Session
6:00 p.m. Regular Board Meeting
Clubhouse

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 Virginia Johnson.

Meeting Minutes: May 18, 2023

- **Motion** to approve the meeting minutes was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Manager's Report:

- Virginia gave a summary of activities on the property.

Contracts: None

Financials/Legal:

- **Motion** to approve the June 2023 financials, prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion:** to accept 2022 audit prepared by Weidner and associates was made by Anthony Johnson and seconded by Alisha Thomas and passed unanimously.
- **Motion:** to approve the bid from Weidner and Associates to prepare 2023 audit and taxes was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

Discussion Items:

- **Discussion:** Prairie dogs continue to invade the property from the open field across the street. CPMG will work with contractor to find solutions to remove them.
- **Discussion:** Metal fence has been installed between Balterra and the property to the south where building will begin soon. Fence is on property line. Maps were reviewed and shared with homeowners.

Homeowner Forum: 4 attendees

- Concerns about the temporary fence and pending construction.
- Concerns about the increase in prairie dogs due to construction were expressed and some suggestions on methods to remove them were discussed.
- Need for more black boxes around 19303
- Railings repaint last done in 2019
- Clean the breezeways late August early September

Board actions between meetings:

- The board approved the CPMG contract for project services in the amount of \$17,500 for the ballot issue, which will be reimbursed by the developer for a conveyance of the roadway on College Drive
- Board approved the repairs for the pool gate for a total of \$2,572.57

Adjournment: 6:55 p.m.

Next meeting: September 13, 2023

Minutes approved:

Anthony Johnson, President

Date