

Balterra Condominiums Association
Board of Directors Meeting Minutes
August 22, 2023
11:30 a.m. Regular Board Meeting
Zoom
Meeting Number 850 9692 0232
Password 853627

Call to order:

- Meeting called to order at 11:30 a.m. by Anthony Johnson. Quorum established as above. Meeting minutes taken and transcribed by Virginia Johnson.

Meeting Minutes: July 27, 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 July 2023 financials, prepared by CPMG, subject to audit, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.
- **Motion:** to adopt the resolution to vote by mail in project for the owner's approval regarding the conveyance of General Common Elements know as East water Place and East College Drive was made by Anthony Johnson and seconded by Alisha Thomas and passed unanimously.
- **Motion:** to approve the 2023 – 2024 snow contract from Landtech was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.
- **Motion:** to approve Rocky Mountain Wildlife bid to mitigate prairie dogs in common areas, and a strip along the property line and Aurora open land to the west of mailboxes was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Discussion Items:

- **Discussion:** The 2024 budget was discussed and board will meet with CPMG finance department on September 21 at 11:30 am – important items are 10% reserve funding and increases for utilities, water and Insurance taken into account.

Homeowner Forum: 0 attendees

- The Board approved the Landtech proposal in the amount of \$5,900 to repair the retaining wall at 2672 & 2682 S Cathay Way.

Adjournment: 11:57 a.m.

Next meeting: September 21, 2023 – Budget workshop

Board actions between meetings:

- The Board denied the AC Request 2662 S Cathay Way Unit 107 screen door on patio front door.
- The Board approved the Landtech proposal in the amount of \$19,700 to repair the retaining all at 19303 E College.
- The Board approved the Landtech proposal in the amount of \$3,900 to repair the retaining wall at 2662 S Cathay Way.

Minutes approved:


Anthony Johnson, President

21 Sept 2023

Date