

Balterra Condominiums Association
Board of Directors Meeting Minutes
September 16, 2021
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 taken and transcribed by Debra Vickrey.

Meeting Minutes: July 13, 2021

- **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.

Contracts:

- **Motion** to approve the WDR Construction proposal in the amount of \$3,598.14 for repairs from water damage at 2662 #107 was made by Steve O'Hair, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the Rocky Mountain Tree revised proposal in the amount of \$7,430.00 was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.
- No action was taken on the Keesen landscape improvements proposal. The requested additional bids.
- **Motion** to approve the 2022 Keesen landscaping contract in the amount of \$23,716 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the 2021-2022 Keesen snow removal contract, on an as-needed-basis, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

- **Motion** to approve the 2022 Alligator Pools contract in the amount of \$7,200 was made by Steve O'Hair, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the 2022 CPMG Management Agreement in the amount of \$33,744 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Financials/Legal:

- **Motion** to approve the July - August 2021 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to adopt the 2022 budget, with a 3% dues increase, was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings: None


Homeowner Forum -- 4 attendees

- On owner requested a shrub be removed that is near the stairs and full of bees.
- The new development was discussed.
- A request was made that the breezeways get cleaned again soon.

Adjournment: 6:29 p.m.

Next meeting: Annual meeting October 12, 2021 at 5:30 PM

Minutes approved:


Anthony Johnson, President

20 JAN 2022
Date