

Balterra Condominiums Association
Board of Directors Meeting Minutes
September 17, 2020 outdoors in pool area
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: July 16, 2020

- **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.
- Discussion about the annual meeting to be held on October 15th.
- The Board agreed to handout new mailbox keys at the clubhouse.
- Debra reported the fire alarm system would be tested next week.

Discussion Items:

- The Board discussed the fitness room and decided that it needs to remain closed with the continued indoor restrictions due to COVID19.

Contracts:

- **Motion** to approve 2021 CPMG Management Agreement, with no fee increase, in the amount of \$32,760 was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the 2020-2021 Keesen landscape contract in the amount of \$23,025 was made by Steve O'Hair, seconded by Alisha Thomas and passed unanimously.

- **Motion** to approve the WDR Construction proposal in the amount of \$16,454.17 to replace concrete stair treads throughout the community was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.

Financials/Legal:

- **Motion** to approve the July - August 2020 financials prepared by CPMG, subject to audit, was made by Anthony Johnson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to adopt the 2021 Budget, with a 6.5% increase was made by Alisha Thomas, seconded by Steve O'Hair and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fine to 19303 #102 for a conflict with a resident was made by Steve O'Hair, seconded by Anthony Johnson and passed unanimously.

Homeowner Forum – 2 attendees

- There was discussion about the continuing population of prairie dogs.
- Discussion about expired tags on vehicles.


Adjournment: 6:24 p.m.


Next meeting: Annual meeting October 15, 2020 at 5:30 P.M.

Board actions between meetings:

- **Motion** by Steve O'Hair, seconded by Anthony Johnson and passed unanimously to appoint Alisha Thomas to fulfill a 2-year term on the Board per the Bylaws Article IV, Section 3. This term had expired, and remained vacant due to a lack of quorum at the annual meeting.

Minutes approved:


Anthony Johnson, President


Date