

**Balterra Condominiums Association**  
**Board of Directors Meeting Minutes**  
September 21, 2023  
5:30 p.m. Executive Session  
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

**CPMG Staff:** Debra Vickrey, AMS, PCAM - Association Manager

**Topics:** Collections

**Adjournment:** 5:55 p.m.

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**Call to order:**

- Meeting called to order at 6:00 PM. by Anthony Johnson. Quorum established as above. Meeting minutes taken and transcribed by Debra Vickrey, Association Manager

**Meeting Minutes:** August 22, 2023

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

**Manager's Report:**

- Debra gave a summary of activities on the property.

**Contracts:**

- **Motion** to approve the 2023-2024 Landtech snow removal contract, on an as-needed-basis was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the 2024 CPMG Management Agreement, with no increase, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the August 2023 financials, prepared by CPMG, subject to audit, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.
- **Motion**: to adopt the 2024 Budget with a \$20.00 per month increase in dues was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the purchase of laddered CDs in the amount of \$210,000 was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

**Homeowner Forum:** 0 attendees


**Adjournment:** 6:10 PM

**Next meeting:** Annual meeting October 19, 2023

**Board actions between meetings:**

- The Board approved the WDR Construction proposal in the amount of \$2,988.63 for a drainage repair at 2705 S Danube Way #103.
- The Board approved the Landtech proposal in the amount of \$2,450 for an additional fall clean-up.
- The Board approved the Kelly Electric proposal in the amount of \$4,938 for lighting repairs.

Minutes approved:

  
Anthony Johnson, President

18 January 2024

Date