

Balterra Condominiums Association
Board of Directors Meeting Minutes
October 11, 2018 at Clubhouse
5:00 p.m. Executive Session (Board Only)
6:00 p.m. Regular Board Meeting

Call to order:

- Executive meeting called to order at 5:00 p.m. by Bradley Hanson. Quorum of the Board of Directors established.

Board members present: Bradley Hanson, Tony Johnson and Steve O'Hair

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

Topics:

- Legal matters – Collections

Adjournment: 5:55 p.m.

Call to order:

- Meeting called to order at 6:05 p.m. by Bradley Hanson. Quorum established as above.

Meeting Minutes: September 20, 2018

- **Motion** to approve the meeting minutes was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Homeowner Forum – 8 attendees

- There were questions about how the audit works.
- Owners had questions regarding the upcoming roof replacement through an insurance claim.

Discussion Items:

- **Motion** to approve the revised nine governance policies pursuant to C.R.S. 38-33.3-209.5 was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- Debra explained the process for opening the insurance claim for the roofs damaged by hail.

Contracts:

- **Motion** to approve the SBSA reserve study proposal in the amount of \$4,100 was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.

- **Motion** to approve the Weidner & Associates 2017 audit, and 2018 audit and tax proposal in the amount of \$4,000 was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the Front Range Security proposal in the amount of \$1,200 per month from Memorial Day to Labor Day 2019 was made by Steve O'Hair, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the Summit Property Services in the amount of \$1,400 for fireplace hearth replacement, work to be done in 2019, was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

Financials/Legal:

- **Motion** to approve the September 2018 financials prepared by CPMG, subject to audit, was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve a Corporate Resolution to empower the President and Treasurer to represent the Association in handling all matters relating to the Association's account (s) with Ameriprise .

Architectural Requests: None


Correspondences: None

Hearings: None

Adjournment: 6:45 p.m.

Next meeting: October 18, 2018 annual meeting at 6:30 p.m.

Minutes approved:

	<i>15 NOV 2018</i>
Bradley J. Hanson, President	Date
<i>For</i> Anthony Johnson, Treasurer	

Board Actions Between Meetings:

- Board unanimously approved the CPMG Project Services Agreement to oversee the insurance claim through the replacement of the roofs.